

Philip Laney & Jolly

Bloomfield Road, St Johns, Worcester



- Two bedroom semi detached property
- Lounge, separate dining room and fitted kitchen
- Two bedrooms and upstairs bathroom
- Double garage to rear
- Off road parking
- Available mid February, unfurnished

PRICE: £600 per calendar month

21 Worcester Road Great Malvern Worcestershire WR14 4QY

www.philiplaneyjolly.co.uk

01684 575100

While we endeavour to make our letting details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

12 Bloomfield Road, St Johns, Worcester, WR2 4JN

DESCRIPTION: This Semi detached two bedroom house with single garage is situated on the quiet Bloomfield Road located in the St Johns area of Worcester, about 2 miles from the centre of town. The property briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen, two Bedrooms and Bathroom.

ACCOMMODATION:

ENTRANCE HALL: Part glazed front door. Door through to living room and stairs to first floor.

LOUNGE: Carpeted living room with double glazed bay window to the front aspect. Gas central heating radiator. Gas fire. Power points, TV point. Glazed double doors through to:

DINING ROOM: Carpeted dining room with sliding doors out to garden. Archway through to:

KITCHEN: Range of base units. Stainless steel sink and drainer. White goods. Oven and hob. Double glazed window to rear. Large under stairs pantry cupboard.

LANDING: Doors off to bedrooms and bathroom.

BEDROOM ONE: Large double bedroom with double glazed bay window to the front aspect. Fixed wall cupboards and built in wardrobe.

BEDROOM TWO: Double glazed window to rear aspect, carpeted floor.

BATHROOM: White bathroom suite comprising of WC, washbasin and bath with shower over. Airing cupboard.

REAR GARDEN: Laid to lawn. Single garage. Gate out to side passage.

SERVICES: Mains Electricity, Gas, Water and Drainage were laid on to the property and connected at the time of our inspection. The tenant will be responsible for payment of electricity, gas, council tax and water bills.

LEASE: The property is available on an initial six month Assured Shorthold Tenancy with the possibility of renewing at the end of that period. The tenant will be responsible for the interior up-keep of the premises. Sorry, no smokers and DSS. The rent is to be paid monthly (in advance) every month by standing order.

OUR LETTING PROCEDURE: If the property is suitable a prospective tenant will be asked to pay a fee of £90.00 on application and an administration charge of £90.00 (the fee for drawing up the lease) and will need to complete a simple application form – **THIS IS A TOTAL OF £180.00**. Any additional applicant(s) will need to pay a fee of £60. The application form(s) will be passed to an insurance investigating company who will provide credit checks and a report (usually within a few days). The property will be held pending the outcome of an application. If the results of these checks are satisfactory then the tenancy can proceed: however, should the application be unsuccessful, and a lease not issued, the administration charge (£90.00) will be refunded. The landlord

will require a returnable deposit equivalent to 1½ months rent. No interest will accrue on the deposit, which will be registered with The Dispute Service (www.thedisputeservice.co.uk) in line with the new tenancy deposit scheme.

TENANTS CONTENTS INSURANCE: We insist that all tenants take out contents insurance. The insurance we offer includes accidental damage to Landlords contents, which will help protect the tenant's dilapidations deposit. The premium can be paid monthly. A leaflet is available at our office. If you have your own policy we will need a copy to confirm you are covered, prior to signing the tenancy agreement. Insurance will need to be in place by the time you take up occupancy.

VIEWING: Strictly by arrangement with the Agents. Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.