

Philip Laney & Jolly

Wylds Lane, Worcester



- Three bedroom Victorian Terrace
- Lounge & separate dining room
- Courtyard garden

- White bathroom suite with shower
- Gas central heating
- Available end of March, unfurnished

PRICE: £595 per 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.

128 Wylde Lane, Worcester, WR5 1DN

DESCRIPTION: A traditional 3 storey Victorian terrace ideally placed for City Centre, Shrub Hill Railway Station and the M5 motorway. Property comprises: Lounge, Dining room, Kitchen, two bedroom and bathroom to the first floor and a further attic bedroom. Benefitting from: Gas fired central heating and UPVC double glazing.

ACCOMMODATION:

LOUNGE 3.66m(12'0") x 3.18m(10'5")

UPVC double glazed window to front, original cast iron fire place, stripped floor boarding, radiator, TV point, picture rail.

DINING ROOM 3.86m(12'8") max x 3.63m(11'11")

UPVC double glazed window to front, original cast iron fire place, stripped floor boarding, radiator, TV point, picture rail.

KITCHEN 3.63m(11'11") x 1.78m(5'10")

Fitted with a range of units comprising: stainless steel sink unit and drainer, space for fridge freezer, plumbing for washing machine, gas cooker point, door to rear, wall mounted gas fired central heating boiler supplying domestic hot water and central heating.

LANDING Built in cupboard, stairs rising to the second floor.

BEDROOM 1 3.33m(10'11") min x 3.18m(10'5")

UPVC double glazed window to front, built in cupboard, double radiator.

BEDROOM 2 3.10m(10'2") x 2.06m(6'9")

UPVC double glazed window to rear, double radiator.

BATHROOM

Comprising white suite, panelled bath with shower over pedestal hand wash basin, low flush WC, UPVC double glazed window, panelled radiator.

SECOND FLOOR

BEDROOM 3 3.58m(11'9") x 2.87m(9'5")

Double glazed roof light window to the rear, radiator, wardrobe recess, stripped flooring.

OUTSIDE

Small courtyard area with brick built stores

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. No smokers or DSS. The rent is to be paid monthly (in advance) on the first of every month by standing order. We will be acting as managing agents for this property.

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) will be refunded. The landlord will require a returnable deposit equivalent to 1 and a half 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.

