Philip Laney & Jolly

Roberts End, Hanley Swan

- **Four Bedrooms**
- **One en-suite and one family bathroom**
- **2 receptions rooms and dining area**
- **Kitchen with appliances**
- **Rent includes gardener**
- **Available mid August, unfurnished**

PRICE: £1,250 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.

2 Catterall Cottages, Hanley Swan, Worcester WR8 0DN

LOCATION: Catterall Cottages is situated in the peaceful village of Hanley Swan, which is centred around a traditional village green with duck pond, pub and village stores.

DESCRIPTION: Detached four bedroom cottage with extensive gardens and a double garage. The accommodation briefly comprises of entrance hall, two reception rooms, dining area, fitted kitchen, stairs and landing, four bedrooms (master with en-suite bathroom) and family bathroom. The property further benefits from gas central heating. Available from mid August, unfurnished.

ACCOMMODATION:

PORCH: Part glazed front door, opens to small porch, carpeted floor, ceiling light point, part glazed to:

ENTRANCE HALL: Ceiling light point, carpeted floor, radiator, stairs to first floor, under stairs storage cupboard, door to kitchen and:

FRONT RECEPETION ROOM: 15'10 x 11'11 (4.84m x 3.64m) Two double glazed UpVC windows to front aspect, carpeted floor, ceiling light point, radiator, feature fireplace with wooden mantle, built in shelving in recess area to either side of the fireplace.

DINING AREA: 11'11 x 8' (3.65m x 2.44) Decorative ceiling light point, carpeted floor, radiator, archways through to main reception and kitchen.

KITCHEN: 11'10 x 8' (3.62m x 2.44m) A range of wood wall and base units with laminate roll top worksurface over, 1 ½ bowl stainless steel sink and drainer with mixer tap, windows to rear and side aspects, door to rear porch and cloakroom, freestanding stove, dishwasher, washing machine, fridge freezer, ceiling light point, tiled floor.

REAR PORCH: Window to rear aspect, sliding patio doors to the rear, tiled floor.

CLOAKROOM WC: Tiled floor, high level WC, radiator.

LOUNGE: 22'5 x 11'11 (6.85m x 3.68m) Two double UpVC French doors to the rear garden, carpeted floor, ceiling light point, radiator.

STAIRS/LANDING: Ceiling light point, carpeted floor, window to side aspect, airing cupboard.

BEDROOM 1: 15'6 (plus doorway) x 11'11 (4.73m x 3.66) Two double glazed UpVC windows to the rear and side aspects, carpeted floor, radiator, ceiling light point, door to:

ENSUITE: 6'3 x 6'2 (1.93m x 1.90m) White suite comprising panelled bath with shower attachment, wash basin vanity unit, close coupled WC, vinyl floor, tiled walls, inset spot lights, skylight, heated towel rail.

BEDROOM 2: 8'11 x 8'1 (2.72m x 2.48m) Skylight, carpeted floor, ceiling light point, radiator, built in cupboard.

BEDROOM 3: 11'10 x 10'2 (3.61m x 3.11m) Double glazed UpVC window to the front aspect, carpeted floor, radiator, ceiling light point, built in wardrobe.

BEDROOM 4: 8'11 x 8'9 (2.74m x 2.68m) (excluding recess) Double glazed UpVC window to the front aspect, carpeted floor, ceiling light point, radiator, two built in cupboards.

BATHROOM: Obscure window to rear aspect, carpeted floor, ceiling light point, radiator, white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, WC with hidden cistern, tiled shower cubicle with electric shower.

OUTSIDE: Gravel driveway, lawn, extensively stocked boarders, five bar gate leading to the rear garden and double garage.

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, children or pets. 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 £75.00 on application and an administration charge of £75.00 (the fee for drawing up the lease) and will need to complete a simple application form – ***THIS IS A TOTAL OF £150.00.*** Any additional applicant(s) will need to pay a fee of £40 + VAT (a total of £47.00). 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 (£75.00) 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.

© Philip Laney & Jolly 2010