

# Philip Laney & Jolly

## Worcester Road, Newland



- A two bedroom semi detached cottage set well back off the road
- Benefiting from far reaching view over open countryside
- Lounge with solid fuel burning stove
- Kitchen and downstairs bathroom
- Off road parking, good sized gardens
- Available at the beginning of April, unfurnished

**PRICE: £500 per month**

21 Worcester Road Great Malvern Worcestershire WR14 4QY

[www.philiplaneyjolly.co.uk](http://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.

## 214 Worcester Road, Newland, Worcestershire WR13 5BA

**LOCATION:** 214 Worcester Road occupies a pleasant position just beyond the eastern outskirts of Malvern, set well back off the main Worcester road, enjoying views over the surrounding fields and the Malvern Hills. The centre of Great Malvern is about 2½ miles away, the centre of the City of Worcester about 6 miles, and junction 7 of the M5 motorway about 7 miles distant.

**AMENITIES:** There is a wide range of shops in Great Malvern and Malvern Link, with a large Safeway supermarket within about a mile. Bus services pass the property providing travelling facilities to Malvern and to Worcester, and there are railway stations in Malvern Link, which is about 1½ miles, as well as Great Malvern and Worcester.

**ACCOMMODATION:** *(All measurements stated are to the nearest 3 inches and converted to metric).*

**SIDE PORCH WITH TILED ROOF:** Large entrance door to:

**SITTING ROOM: 12'3" x 13'3" max (3.7m x 4.0m)** Original gothic style window, Villager multi fuel burning stove with tiled surround, TV aerial point, two double power points, exposed ceiling beams, red brick floor under fitted carpet.

**KITCHEN: 13'6" x 8'0" (4.1m x 2.4m)** Post formed laminated working surfaces with single drainer stainless-steel sink unit and tiled surround, base unit, wall mounted cupboard, built-in floor to ceiling cupboard with shelving. Plumbing for automatic washing machine, electric cooker point, one single and two double power points, telephone point, vinyl floor, coving, carpet, stairs to first floor.

**LOBBY:** Fuse box, electric meter, wooden shelf with coat hooks, glazed door to garden with curtain rail. AIRING CUPBOARD with hot water cylinder and slatted shelving.

**BATHROOM:** Cast iron panelled bath with tiled surround, electric shower over, shower screen, low suite W.C., wash hand basin with tiled splash back, mirror-fronted medicine cabinet, strip light and shaver socket, wall-mounted electric fan heater, electric towel rail, roller blind, fitted carpet.

### On the First Floor

**LANDING:** Window with views over surrounding countryside and the Malvern Hills.

**BEDROOM 1: 13'3" x 12'3" (4.0m x 3.7m)** Fireplace (*boarded over*), two double power points, electric wall-mounted convector, original gothic style window, curtains and net curtains, fitted carpet.

**BEDROOM 2: 9'3" x 8'0" (2.8m x 2.4m)** Double power point, telephone point (not working), access to roof void, fitted carpet.

**GARDENS:** The property is approached via a gravel driveway shared with the adjoining cottage, and has parking for several vehicles. There are good size, private gardens, at the front and side, laid mainly to grass with a selection of mature shrubs and trees, a brick area, a pebbled seating area, a brick-built barbecue, and a covered timber-built dog pen. The garden

enjoys restricted views across surrounding countryside to the Malvern Hills.

### COUNCIL TAX BAND: B Malvern Hills District Council

**SERVICES:** Mains Electricity, 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, 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](http://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.

