Philip Laney & Jolly

Quest Hills Road, Malvern

- **Semi-detached house**
- **Two double bedrooms**
- **Bathroom**
- **Modern fitted kitchen**
- **Sloping garden with decked area**
- **Available now, 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.

24 Quest Hills Road, Malvern, Worcestershire WR14 1RW

LOCATION: Conveniently located close to local amenities and Malvern Link train station

DESCRIPTION: Two bedroom, semi detached house with off road parking. Benefitting from double glazing and gas central heating, with enclosed garden to the rear.

ACCOMMODATION:

ENTRANCE HALL: Part glazed uPVC front door, radiator, coat hooks, vinyl flooring, door to

CLOAKROOM: Small obscured window to side aspect, vinyl flooring, low-level WC and wall-mounted washbasin, fully tiled walls, wall-mounted cupboard.

DINING ROOM: **12' x 10'5" (3.37m x 3.19m)** Neutral décor, carpet, radiator, window to rear, stairs to first floor.

LOUNGE: **12' x 11'11" (3.68m x 3.65m)** Neutral décor, carpet, radiator, ornamental fireplace, part-glazed door to front, window to front aspect, built in cupboard housing fuse board and electric meter.

KITCHEN: **12'1" x 6' (3.70m x 1.85m)** Range of beech effect Shaker style wall and base units, granite effect laminate roll-top worksurface, 1½ bowl sink and drainer with mixer tap, 'BEKO' free-standing double oven and gas hob, black tile splash-backs, tall fridge/freezer, 'Ferroli' combi boiler, ceramic floor tiles, part glazed uPVC door to rear garden.

LANDING: Loft access

MAIN BEDROOM: **11'9" x 12' (3.59m x 3.66m)** Window to front aspect, carpet, radiator.

SECOND BEDROOM: **8'10" x 10'4" (2.71m x 3.17m)** Window to rear aspect, carpet, radiator.

BATHROOM: **7'10" x 6'6" (2.41m x 1.98m)** Vinyl flooring, obscured window to rear, airing cupboard, coloured suite comprising of panel bath, pedestal washbasin and low-level WC, wall mounted medicine cabinet, radiator, towel rail.

OUTSIDE: Parking for one car and flower beds to the front of the property. Patio to the rear, plus tiered garden with steps leading to a pleasant decked area.

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.

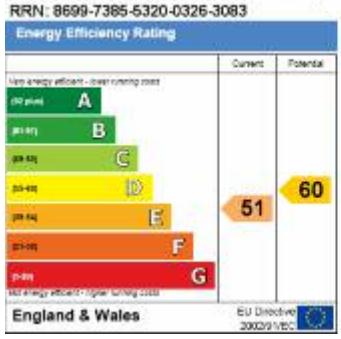
LEASE: The property is available on an initial six month Assured Shorthold Tenancy with the possibility of renewing at the end of that period. The tenant will be responsible for the interior up-keep of the premises. No smokers or pets. The rent is to be paid monthly (in advance) on the first of every month by standing order. We will be acting as managing agents for this property.

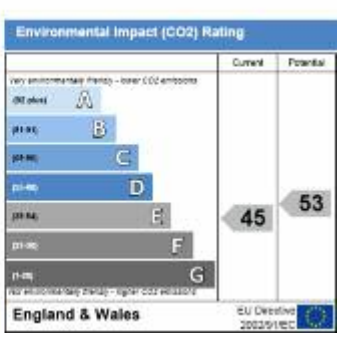
OUR LETTING PROCEDURE: If the property is suitable a prospective tenant will be asked to pay a fee of £75.00 on application and an administration charge of £75.00 (the fee for drawing up the lease) and will need to complete a simple application form – ***THIS IS A TOTAL OF £150.00.*** Any additional 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.

Address: 24, Quest Hills Road, MALVERN, WR14 1RW
RRN: 8699-7385-5320-0326-3083





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