

Philip Laney & Jolly

Bronsil Drive, Malvern



- Detached four bedroom house
- Living room, dining room
- Conservatory
- Fitted kitchen with integral appliances
- Enclosed landscaped gardens
- Available now, unfurnished

PRICE: £825 per month

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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.

30 Bronsil Drive, Malvern, Worcestershire WR14 1LR

LOCATION: Situated on a quiet cul-de-sac off Tanhouse Lane in Malvern Link.

DESCRIPTION: Well presented detached four bedroom house with off road parking, single garage and rear gardens. The property further benefits from gas central heating and double glazing.

ACCOMMODATION:

ENTRANCE HALL: Double glazed window to the front aspect, radiator, power points, telephone point, ceiling light point, staircase to the first floor plus doors to:

CLOAKROOM WC: Double glazed window to the side aspect, white suite comprising of close coupled WC and hand wash basin, radiator, ceiling light point and vinyl flooring.

LIVING ROOM: 17'0" X 10'6" Double glazed window to the rear aspect, raised marble hearth and wall mounted flame effect electric fire, radiator, power points, TV point, two ceiling light points, double glazed patio door to the:



CONSERVATORY: 9'1" x 8'4" Exposed low level brickwork with uPVC double glazed windows and French doors leading out to the rear garden, parquet flooring, power points.

DINING ROOM: 10'3" X 9'3" Double glazed window to the front aspect, radiator, power points, two wall lights, ceiling light point, leaded effect glazed serving hatch to the kitchen.



KITCHEN: 10'3" x 8'3" Double glazed window and part glazed door to the side aspect, recently refitted kitchen comprising of white panel fronted wall and base units with granite effect laminate roll top work surface over, inset granite effect resin sink and drainer with mixer tap, ceramic tile splashback above the work surfaces, built in electric oven and hob with extractor over, integral fridge/freezer, integral washing machine, integral dishwasher, power points, vinyl flooring, radiator, two ceiling light fittings.

LANDING: Double glazed window to the side aspect, power points, ceiling light point, loft hatch with loft ladder (houses central heating boiler), linen cupboard, doors to all bedrooms and the bathroom.

MASTER BEDROOM: 12'3" max / 9'10" min x 10'6" Double glazed window to the front aspect, radiator, power points, ceiling light point, door to:



EN-SUITE SHOWER ROOM: Double glazed window to the side aspect, recently re-fitted white suite comprising pedestal washbasin, close coupled WC, shower cubicle with electric shower, radiator, ceramic tiling, ceiling light point.

BEDROOM TWO: 10'6" x 8'3" Double glazed window to the rear aspect, radiator, power points, ceiling light point.



BEDROOM THREE: 10'3" x 6'3" Double glazed window to the rear aspect, radiator, power points, ceiling light point.

BEDROOM FOUR: 9'2" x 6'3" Double glazed window to the front aspect, radiator, power points, phone point, ceiling light point.



BATHROOM: Double glazed window to the side aspect, fitted vanity unit with concealed cistern WC and semi-inset white washbasin, bathroom suite also includes a white panel bath with shower screw and a mixer shower, ceramic tiling, exposed pine floorboards, radiator, four ceiling light points.



OUTSIDE: Single garage (17'0" x 8'6") with up and over door, benefitting from pitched roof, lighting and power points. Secluded landscaped garden to the rear with paved patio and path area with a decked area with pergola over, flower and shrub borders plus a small lawn area beyond, fenced boundaries.



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, pets 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 £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 £46.00). 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.

