

Philip Laney & Jolly

Lower Chase Road, Malvern



- A beautifully presented newly built semi-detached property
- Neutrally decorated throughout
- Three bedrooms
- Lounge/Dining Room
- Fully fitted modern kitchen with integrated appliances
- Off road parking, Gardens
- Available immediately, unfurnished

PRICE: £695 per calendar month

21 Worcester Road Great Malvern Worcestershire WR14 4QY

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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.

38D Lower Chase Road, Malvern, Worcestershire WR14 2BZ

DESCRIPTION: A beautifully presented, newly built, semi detached house within easy walking distance of Barnards Green. The accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge/Dining Room, Kitchen, three Bedrooms and Bathroom. The property further benefits from gas central heating, double glazing, off road parking and gardens.

ACCOMMODATION:

ENTRANCE HALL: Double glazed front door, ceiling light point, smoke alarm, understairs storage cupboard, radiator, laminate flooring, stairs rising to first floor.

CLOAKROOM: Low level WC, pedestal wash hand basin, ceiling light point, extractor fan, double glazed window to the front aspect, radiator, laminate flooring.

LOUNGE/DINING ROOM: 18'0 x 15'4 max (5.49m x 4.67m) Ceiling light point, smoke alarm, Double glazed French doors leading into the rear garden, double glazed bay window, two radiators, laminate flooring

KITCHEN: 12'1 x 8'4 (3.68m x 2.54) Fully fitted modern kitchen units with worksurfaces over, tiled splashbacks, stainless steel sink and drainer with mixer tap, built in four point gas hob with extractor canopy over, built in single oven, integrated dishwasher, washing machine and fridge freezer, down lighting and double glazed window to the front aspect.

STAIRS & LANDING: Ceiling light point, smoke alarm, double glazed window, carpeted floor.

BEDROOM ONE: 15'3 x 8'4 (4.65m x 2.54m) Ceiling light point, double glazed window to the front aspect, built in double wardrobe, radiator, carpeted floor.

BEDROOM TWO: 12'5 x 8'4 (3.78m x 2.54m) Ceiling light point, double glazed window to the rear aspect, built in double wardrobe, radiator, carpeted floor.

BEDROOM THREE: 7'6 x 7'4 (2.29m x 2.24m) Ceiling light point, double glazed window to the rear aspect, radiator, carpeted floor.

BATHROOM: Modern white suite comprising: panelled bath with shower over, low level WC, wash hand basin, downlighters, extractor fan, chrome effect heated towel rail

OUTSIDE: To the front of the property is off road parking and a small lawned area. Side access from the front of the property leading into the rear garden with lawned area and patio section.

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, DSS and

pets. The rent is to be paid monthly (in advance) every month by standing order.

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 (£90.00) 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.