

# Philip Laney & Jolly

## Ebrington Road, West Malvern



- Modernised and refurbished Victorian semi-detached house
- Two bedrooms - one double and one single
- Sitting room & refitted breakfast kitchen
- Refitted bathroom with shower
- Block paved driveway for two cars
- Gas central heating, double glazing
- Tiered low-maintenance gardens
- Available now, unfurnished

**PRICE: £595 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.

46 Ebrington Road, West Malvern, Worcestershire WR14 4NL

**DESCRIPTION/LOCATION:** A substantially refurbished, semi-detached Victorian home with views, situated in a cul-de-sac location with off road parking and direct access to the rear on to the Malvern Hills. Immaculate accommodation comprises; entrance hall, sitting room, refitted breakfast kitchen with appliances, two bedrooms, refitted bathroom. Further benefits include gas central heating, double glazing, driveway for two cars, low maintenance terraced rear gardens.

#### ACCOMMODATION:

**ENTRANCE HALL:** Ornate leaded glass double glazed front door, ceiling light point, stairs to first floor, tiled floor, doorway to kitchen, panel door to:

**LIVING ROOM: 3.64m x 3.33m (11'11" x 10'11")** Front aspect double glazed window over looking West Malvern, ceiling light point, feature wall mounted living flame effect electric fire, double panel radiator with thermostatic valve.

**KITCHEN: 3.63m x 3.31m (11'11" x 10'10")** Double glazed windows to the rear and side aspect, two ceiling light points, refitted kitchen comprising of a matching range of white base and wall mounted units, tiled splashback, work surface, one and a half bowl single drainer sink unit, 'Leisure' four hob cooker with stainless steel cooker hood over, integral appliances including; slim-line dishwasher, washer dryer, fridge, freezer. Walk in under-stairs storage cupboard with light, tiled floor to match hallway, wall mounted 'Glow Worm' gas boiler, wall mounted contemporary radiator, double glazed door to rear garden.

**LANDING:** Ceiling light point, access to roof space, doorways to:

**BEDROOM ONE: 3.63m x 3.3m (11'11" x 10'10")** Double glazed window to the front aspect with views over West Malvern, ceiling light point, double panel radiator with thermostatic valve, telephone point, wood laminate flooring, doorway to bathroom.

**BEDROOM TWO/STUDY: 3.32m x 1.85m (10'11" x 6'1")** Double glazed window to the rear aspect with views over rear garden, ceiling light point, double panel radiator with thermostatic valve, door to:

**BATHROOM: 3.29m plus recess x 1.66m (10'10" plus recess x 5'5")** Obscured double glazed window to the side aspect, refitted three piece white suite comprising, panel bath with shower over, tiled walls and shower screen, pedestal wash hand basin with tiled splashback and shaver socket over, low level WC, four ceiling down-lighters, extractor, heated towel rail, ceramic tiled floor.

#### OUTSIDE:

**Front Garden** - Low maintenance stone chip front garden. Block paved driveway providing off road parking for 1 - 2 vehicles.

**Rear Garden** - Block paved area with gate leading out to the driveway and steps to the rear section of garden. Wide concrete patio with a large timber garden shed. Steps lead to an upper low maintenance paved terrace with water feature and space for a table and seating to enjoy the

views over the property. A pedestrian gate to the rear gives direct access onto the Malvern Hills.

**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) by standing order.

**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.

