

Philip Laney & Jolly

Highfield, Callow End



- Semi detached house on quiet cul-de-sac
- Three double bedrooms, shower room
- Spacious living room / dining room
- Modern recently fitted kitchen
- Good sized low maintenance gardens
- Available now, unfurnished

PRICE: £650 per 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.

7 Highfield, Callow End, Worcester WR2 4TP

LOCATION: Located on a quiet cul-de-sac in Callow End.

DESCRIPTION: This is a well presented semi detached house, the accommodation briefly comprises of entrance hall, living room, fitted kitchen, utility room and cloakroom WC to the ground floor. Three double bedrooms and shower room to the first floor. The property further benefits from gas central heating, double glazing and low maintenance gardens to the front and rear.

ACCOMMODATION:

ENTRANCE HALL: Part glazed UPVC front door, brand new neutral carpets, ceiling light point, radiator, power points.

LIVING ROOM: 21'7 X 10'9 (6.59m X 3.29m) Ceiling light point, decorative wall lights, window to the front aspect, fully glazed patio doors leading to the rear garden, brand new neutral carpets, flame effect gas fire, TV point, phone point, power points.

KITCHEN: 10'4 x 11'4 (3.16m x 3.46m) Recently fitted wood effect wall and base units with speckled green laminate roll-top work-surface over, stainless steel sink and drainer with mixer tap, built in gas hob with extractor canopy over, built in double oven, integral fridge/freezer, space and plumbing for a washing machine, windows to the front and side aspects, tiled flooring, ceiling light point, large pantry cupboard, radiator, power points.

UTILITY ROOM: 5'5 x 8'5 (1.66m x 2.57m) Ceiling light point, window to the rear aspect, part glazed UPVC door to the rear garden, tiled flooring, under-stairs storage cupboard, tiled flooring, power points, door to:

CLOAKROOM WC: Tiled flooring, ceiling light point, obscured window to the rear aspect, low-level champagne coloured WC.

STAIRS AND LANDING: Brand new neutral carpet, loft hatch, ceiling light point, airing cupboard.

BEDROOM 2: 10'7 x 10'7 (3.23m x 3.24m) Window to the front aspect, ceiling light point, neutral carpet, radiator, built in wardrobe/dressing table unit, power points.

BEDROOM 1: 12'2 x 10'6 (3.71m x 3.22) Window to the front and side aspect, ceiling light point, neutral carpet, radiator, built in wardrobe, two bedside tables, over-stairs storage cupboard, power points.

BEDROOM 3: 10'9 x 6'6 (3.29m x 2.00m) Window to the rear aspect, ceiling light point, neutral carpet, radiator, power points.

SHOWER ROOM: 10'5 X 4'10 (3.18m X 1.48m) Ceiling light point, tiled walls, tiled flooring, obscured window to the side aspect, heated towel rail, large walk in shower with curved glass shower screen and thermostatically controlled mixer shower, fitted bathroom furniture with inset white WC and white washbasin.

FRONT GARDEN: Mainly laid to lawn, pathway leading to the front door and round the side of the property.

REAR GARDEN: Mainly laid to lawn, fenced boundaries, patio, greenhouse, wooden shed.

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.

