

Philip Laney & Jolly

Barnes Way, Worcester



- Immaculately presented property
- Very Convenient Location
- Lounge, Kitchen/Diner

- Off road parking and Garden
- Gas Central Heating and DG
- Available early Feb, unfurnished

PRICE: £650 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.

80 Barnes Way, Worcester, WR5 3AP

DESCRIPTION: An immaculate three bedroom terrace property with easy to maintain pleasant gardens and off road parking. The property is conveniently located to the south of the city with good access to the city the M5 and motorway links and to nearby shops and amenities. The property further benefits from gas central heating, double glazing, is offered to let for 6 months only, unfurnished, available early February, no pets or smokers.

ACCOMMODATION:

ENTRANCE HALL: Part glazed entrance door into entrance hall comprising of obscured double glazed window to side aspect, ceiling light point, telephone point, radiator, stairs to the first floor accommodation and door to the Living room:

LIVING ROOM: 14" 8 x 13" 8 (4.47 x 4.17m). Comprising of ceiling light point, two wall light points, radiator, TV point, coal effect gas fire with surround and mantel over, double glazed window to front aspect overlooking the front garden, door to Kitchen:

KITCHEN/DINER: 7'7" x 5'10" (2.31m x 1.78m). A spacious and light dining kitchen having a matching range of wood fronted base and eye level units, work surface and tiled splashbacks, stainless steel sink unit with mixer tap and single drainer, Hotpoint electric cooker with extractor fan over, free standing fridge/freezer, Hotpoint washing machine, ceiling light point, double glazed window to rear aspect, vinyl flooring.

Dining area with ceiling light point, radiator, sliding double glazed patio doors to rear aspect opening onto the rear garden. Door to useful under stairs storage cupboard housing free standing freezer and shelving.

FIRST FLOOR LANDING: Having ceiling light point, doors to all rooms, door to airing cupboard housing hot water tank with wooden slatted shelving above.

BEDROOM 1: 12"0' x 9"10' (3.66m x 3.00m) Comprising of double glazed window to front aspect, ceiling light point, radiator, telephone point, fitted triple wardrobe with hanging rail and shelving over, two bed side cabinet with drawers under and free standing dresser with drawers under.

BEDROOM 2: 11"11 x 9"9 (3.63m x 2.97m) Double glazed window to rear aspect, ceiling light point, radiator.

BEDROOM 3: 7"6' x 6"10' (2.29m x 2.08m) Double glazed window to front aspect, ceiling light point, radiator, free standing wardrobe with shelving and drawers under.

BATHROOM: Comprising of low flush WC, pedestal wash basin, corner bath with Mira electric shower over, tiling, obscured double glazed window to rear aspect, radiator, mirrored bathroom cabinet, vinyl flooring.

OUTSIDE: The front garden is mainly laid to lawn with some plants and shrubs with a pathway leading up to the front door.

The pretty enclosed rear garden is mainly laid to lawn with fencing to all borders and some mature plants and shrubs with a patio area and a shed. There is also an outside light and tap. Gated access at the rear of the garden leads to a footpath and parking 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 a 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, children 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 £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 + VAT. 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.

