

# Philip Laney & Jolly

## Holywell Road, Malvern Wells



- Three bedroom semi detached house
- Refurbished to a high standard
- Beautiful views over the Severn Valley

- Refitted kitchen, refitted bathroom
- Double glazing, gas central heating
- Brand new decked area and balcony

**PRICE: £750 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.

## Rondene, Holywell Road, Malvern, Worcestershire WR14 4LF

**LOCATION:** Situated in a semi rural location with outstanding views over the Severn Valley.

**DESCRIPTION:** The accommodation briefly comprises: Reception Hall, Refitted Kitchen, Lounge/Dining Room with double doors to decking, Three Bedrooms, Refitted Bathroom, Gas Central Heating, Double Glazing and Parking Space. Available at the end of April, unfurnished.

### ACCOMMODATION:

**ENTRANCE HALL:** With radiator, smoke alarm, built-in cupboard, stairs to first floor.

**KITCHEN: (12'2" x 7'7" (3.7m x 2.3m))** Comprehensively fitted with bowl and half-single drainer sink unit, cupboards below, further range of base units and drawers, work surfaces over and splashbacks, further range of floor to ceiling wall cupboards (housing combination boiler), spacing and plumbing for automatic washing machine, built-in electric oven and four ring ceramic hob and extractor over, towel rail, coving, tiled flooring.

**LOUNGE/ DINING ROOM: 22'4" x 11'2" (6.8m x 3.4m)** With stone hearth and opening, 2 radiators, window and double French window opening to decking.

**BEDROOM 1: 11'10" x 11'2" (3.6m x 3.4m)** Window to rear aspect and door giving access to balcony, radiator, coving to ceiling.

**BEDROOM 2: 11'2" x 9'10" (3.4m x 3m)** Window to the rear aspect providing lovely views, radiator, coving to ceiling.

**BEDROOM 3: 9'10" x 8'3" (3m x 2.5m)** Window to the front aspect, radiator and coving to ceiling.

**BATHROOM:** A spacious and well-fitted bathroom comprising low level WC, pedestal wash hand basin, panelled bath with tiled splashbacks and shower over, ladder style radiator, obscure windows to the front aspect.

**OUTSIDE:** To the front there are steps leading down to the property, an allocated parking area and attractive sloping well-stocked rockery area. To the side of the house is a large decked area with further steps to a woodland garden.

**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 or DSS. Pets by negotiation. 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](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.

**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.

