

Philip Laney & Jolly

Swinyard Road, Malvern



- **Modern three storey mews house**
- **Four bedrooms**
- **Kitchen Diner with integrated appliances**
- **Spacious lounge with patio doors to rear**
- **Master suite occupying the entire top floor**
- **Garage and parking**
- **Available now, unfinished**

PRICE: £795 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.

10, Swinyard Road, Malvern, Worcestershire WR14 1FG

LOCATION: The property is located on the new Malvern Vale estate just off the Leigh Sinton Road. From our Malvern office head north on the Worcester Road (A449) towards Queens Drive. At the traffic lights at Link Top turn left onto Newtown Road (B4503) and follow that road for approximately half a mile. Take the sixth road on the left onto Hill View Road. Follow the road round to the right and take the first left onto Swinyard Road. The property is located half way down on the right.

AMENITIES: Located on the newly developed Malvern Vale estate, Swinyard Road is within easy reach of local amenities. There is a wide range of shops in Malvern Link and Great Malvern as well as leisure facilities including the Festival Theatre and Cinema complex, the Splash indoor Swimming Centre, Priory Park, Manor Park Sports Club, Library and Museum. The property is within a few minutes' walk from a local shop and post office. Frequent buses run from the Leigh Sinton Road to Great Malvern, Ledbury and Worcester.

DESCRIPTION: 10 Swinyard Road is a modern three storey family home in a quite location. The well presented accommodation briefly comprises of: Entrance hall, WC/Cloakroom, beautifully fitted kitchen diner with integrated appliances, lounge with patio doors to rear, three bedrooms and family bathroom to the first floor and large master suite occupying entire top floor. The property also benefits from front and rear gardens, driveway and garage, gas central heating and UPVC double glazed windows.

ACCOMMODATION:

ENTRANCE HALL: (3'4"x16'6") – Light entrance hall with wood effect laminate flooring and open storage area under the stairs.

KITCHEN DINER: (9'3"x14'4")

Beautifully presented fitted kitchen with ample wall and floor level cupboards. Integrated fridge freezer and washing machine. Gas hob and burner. UPVC window to front aspect. Radiator. Telephone point.



DOWNSTAIRS CLOAKROOM: (5'6"x 2'10")

Low level WC and wash basin. Radiator.

LOUNGE: (16'2"x19'11")

Spacious room, neutrally decorated with cream carpets, UPVC windows and patio doors out to garden. Radiator, TV point and telephone point.



TO FIRST FLOOR:

BEDROOM 1: (13'5"x9'4")

Spacious room with fitted cream carpet, UPVC window to back aspect, radiator and telephone point.

BEDROOM 2: (6'7"x7'2")

Light room with fitted cream carpet, UPVC window to back aspect and radiator.

BEDROOM 3: (9'3"x12'2")

Fitted cream carpets, UPVC window to front aspect and radiator.



FAMILY BATHROOM: (6'8"x5'7")

Modern bathroom suite consisting of panelled bath, tiled surround, shower over bath, low level WC, pedestal sink, obscured UPVC window to front aspect.



TO THE TOP FLOOR:

MASTER BEDROOM: (22'0"x13'0")

Large well lit room, fully carpeted with fitted wardrobes and built in cupboard, UPVC window to front aspect and UPVC skylight, TV point, telephone point. Door leading to;



ENSUITE SHOWER ROOM (8'1"x6'6")

Tile effect laminate flooring with modern suite consisting of low level WC, pedestal wash basin, large walk in shower, radiator and UPVC skylight.



OUTSIDE:

The garden is mainly paved with planting areas and some shrubs. Greenhouse and access to the garage.



PARKING: There is parking to the rear of the property by the garage.

GARAGE: With up and over metal door and pedestrian door to side

SERVICES: Mains Electricity, Water and Drainage were laid on to the property and connected at the time of our inspection.

COUNCIL TAX: C

LEASE: The apartment 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 pets, no smokers. The rent is to be paid monthly (in advance) on the first of 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.