



The Branches Pithouse Lane

Old Colwall, Malvern, WR13 6HQ

£1,600 Per Calendar Month



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A charming detached cottage with a wealth of character, located in a rural setting on the periphery of the village of Old Colwall. The property comprises a dining hall, fitted kitchen, utility, cloakroom and living room, whilst to the first floor, are three spacious bedrooms and a family bathroom.

One of the standout features of this property is the stunning views it offers, along with the large lawned gardens. Available from October 2024.

UPVC double glazed multi paned door leading into:

Sitting Room

15'5" x 14'0" (4.71 x 4.27)

A magnificent room with the wealth of exposed ceiling beams and timbers, latched doors leading to the Kitchen and Rear hallway Hallway, radiator and two UPVC double glazed windows to front aspect with amazing views.

Living Room

13'11" x 15'8" (4.25 x 4.78)

UPVC double glazed windows to front and side aspects. Open fireplace with brick surround and wooden lintel over, exposed ceiling and wall timbers, TV aerial point and further double glazed window to rear.

Fitted Kitchen

9'1" x 15'10" (2.79 x 4.83)

Fitted with a range of units, stainless steel one and a half bowl sink unit with mixer taps, integrated electric oven and four ring hob. Radiator, exposed ceiling and wall timbers, floor standing Worcester oil fired central heating boiler and door to:

Utility Area/Side Porch

8'4" x 4'6" (2.56 x 1.39)

Open frontage shelving units, space for upright fridge/freezer with worktop above and door to side garden.

Rear Porch

From the Dining Hall a door leads to the Rear Porch with wooden door leading to the rear garden and UPVC double glazed window to rear. Radiator, door to cloakroom and staircase rising to the First Floor.

Cloakroom

Comprising of a low flush WC, wall mounted wash and basin, radiator, shaver light point, wooden window to rear aspect and consumer unit.

First Floor Landing

Exposed wall timbers, doors to all rooms and triple built-in wardrobe with hanging rail and sliding doors.

Bedroom One

13'11" x 15'7" (4.25 x 4.76)

UPVC double glazed windows to both front and side aspect enjoying lovely views. Radiator and exposed wall timbers.

Bedroom Two

10'10" x 15'9" (3.32 x 4.81)

UPVC double glazed window to front and wooden window to the side. Radiator and exposed wall timbers.

Bedroom Three

14'2" x 7'11" (4.34 x 2.43)

UPVC double glaze window to front aspect, radiator and exposed wall timbers.

Bathroom

8'6" x 8'5" (2.60 x 2.57)

Panelled bath with Mira electric shower over, low flush WC and pedestal wash hand basin. Heated towel rail, window to rear aspect with lovely views and airing cupboard with slatted shelving.

Outside

A driveway leads to the front of the cottage and to a hard standing area providing ample parking. The

gardens lie predominantly to the front of the house and are enclosed with mature hedging and boasting stunning views towards the Malverns.

Within the garden is a timber shed and former brick built wash house providing storage.

External access leads to the cellars below the cottage.

Tenancy Fees

Where pets have been accepted there will be an increased rental payment of £10.00 pcm per pet for the duration of the tenancy.

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Tenancy Unmanaged

This Tenancy will be managed by the landlord.

The tenancy agreement will be set up on an initial 6 months period.

Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.

Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Council Tax Band

We understand that this property is council tax band *.

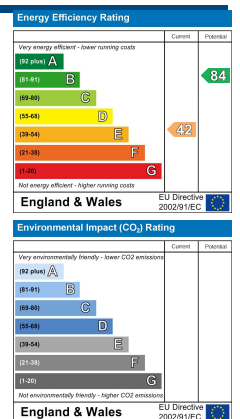
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Disclaimer

Photographs of this property may have been taken prior to the current tenants occupation. The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date. Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

Directions

What Three Words ///dares.helpers.quitter



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