



## 6 Regency Road, Malvern, WR14 1EB £950 Per Calendar Month

Located on the edge of Malvern Link, this fully refurbished semi detached home offers accommodation to include entrance hall, living room, dining room, kitchen with pantry, side lobby and cloakroom whilst to the first floor there are three bedrooms and a refitted bathroom. The property further benefits from gas central heating, recently installed double glazing, off road parking, a large secure outhouse and enclosed rear garden. Sorry not suitable for smokers or pets. Available from mid January. EPC Rating D

### **Canopy Entrance Porch**

To the front of the property is a Canopy Entrance Porch with outside light leads the UPVC double glazed entrance door into the Entrance Hall.

### **Entrance Hall**

Double radiator, ceramic tiled flooring, central heating thermostat, under stairs storage area, and doors to the Living Room and Kitchen. The staircase rises to the First Floor Landing.

### **Living Room 11'1" x 14'8" (3.4 x 4.48)**

Double glazed window to front elevation, double radiator, telephone point and door to Dining Room.

### **Dining Room 10'4" x 7'11" (3.16 x 2.43)**

Ceramic tiled flooring, radiator, double glazed window overlooking the rear garden.

Door to:

### **Kitchen 10'9" x 7'7" (3.28 x 2.32)**

The kitchen is newly fitted with a range of cream fronted base and eye level units incorporating an integrated electric fan oven with four ring electric hob, stainless steel splashback and extractor hood above. Ceramic tiled flooring, plumbing for washing machine and space for tall fridge freezer. Within the kitchen is a deep pantry storage cupboard with shelving and cold slab and door to:

### **Side Lobby**

Leading to the side of the property with ceramic tiled flooring, door to Cloakroom and double glazed door to the Outhouse.

### **Cloakroom**

Low-level WC, SpaceSaver wall mounted wash hand basin with tiled splashback, ceramic tiled flooring, obscure double glazed window to side and wall mounted Worcester combination gas central heating boiler.

### **First Floor Landing**

From the entrance hall the staircase rises to the first floor landing with double glazed window to side, radiator, built in in storage cupboard and further storage cupboard with shelving. Doors lead to all rooms

### **Bedroom One 13'6" x 11'2" (4.12 x 3.41)**

Double glazed windows to front, double radiator, built-in wardrobe with hanging rail and recess with fitted shelving.

### **Bedroom Two 9'4" x 12'4" (2.86 x 3.77)**

Two double glazed windows to rear, double radiator, built-in wardrobe with hanging rail and further cupboard with shelving.

### **Bedroom Three 7'7" x 9'6" (2.32 x 2.91)**

Double glazed window to front, radiator, built-in single bed base with shelving.

### **Bathroom**

The Bathroom is newly fitted with a white suite comprising panel bath with mains shower over featuring rainfall showerhead and additional handheld attachment. Pedestal wash hand basin, low-level WC, large heated towel rail, wood effect vinyl flooring and obscure double glazed window to rear.

### **Outhouse**

Adjoining the side of the property is a useful covered storage area with two lockable garden stores and doors to both front and rear. This space offers excellent storage and a covered clothes drying area.

### **Outside**

To the front of the property is a small lawned fore garden with path to the entrance door and side access in to the Outhouse. There is also a paved parking area.

The rear garden has a patio seating area and lawned garden enclosed by timber fencing.

### **Council Tax Band**

We understand that this property is council tax band A

This information may have been obtained via [www.voa.gov.uk](http://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.

### **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.

### **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.

### **Disclaimer**

Photographs of this property were taken prior to the current tenant's occupation.

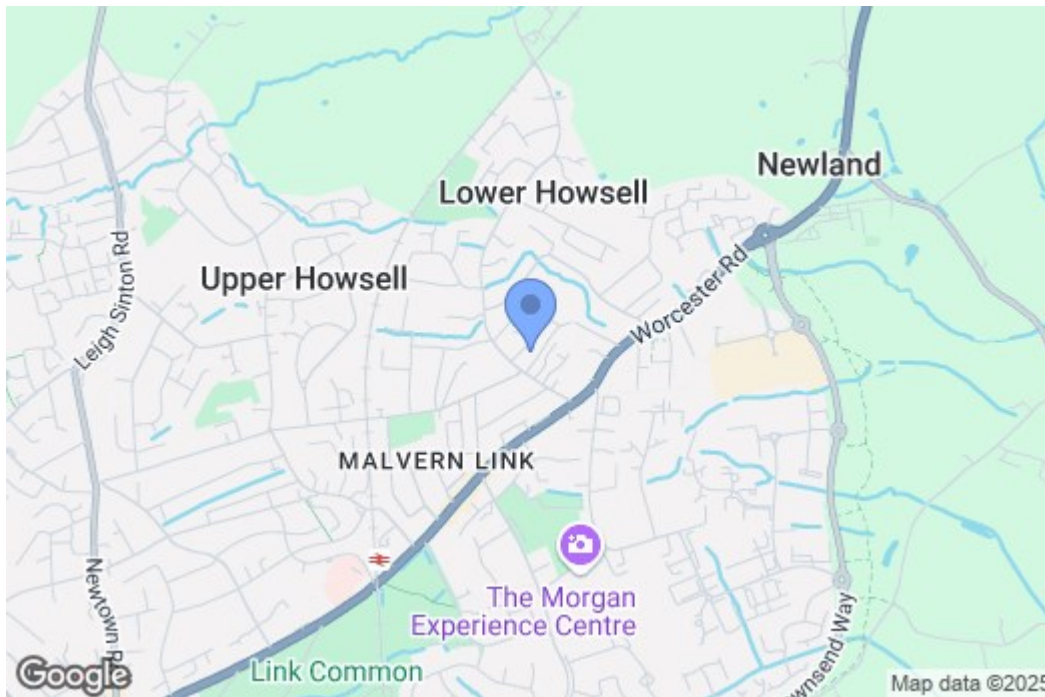
The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

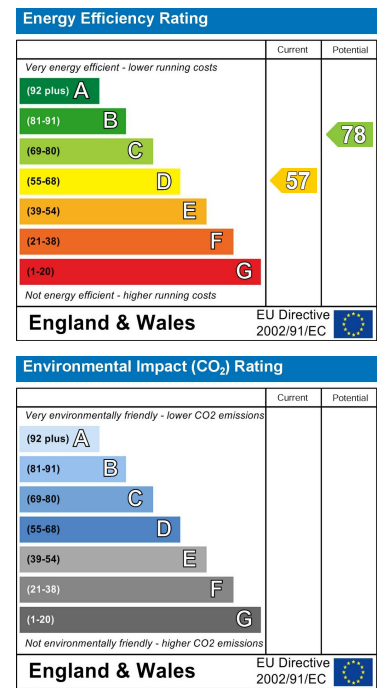


# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.