



3 Cockshot Road, Malvern, WR14 2TT £2,200 Per Calendar Month

Situated within Great Malvern, with easy access to the towns amenities and railway station, this large family home has been refurbished throughout and offers stylish accommodation to include reception hall, living room, dining room, breakfast kitchen, utility, study and cloakroom, along with six bedrooms, the master with en suite shower room and two further family bathrooms. Low maintenance gardens, ample parking and garage complete this lovely family home. Available from February 2025, viewing is highly recommended. EPC Rating C

Entrance Porch

UPVC double glazed entrance doors lead into the Entrance Porch with ceramic tiled flooring, centre light, double glazed window to side and part glazed door into the Reception Hall.

Reception Hall

Ceramic tiled flooring, radiator, staircase rising to the First Floor Landing with under stairs storage cupboard. Doors to the Breakfast Kitchen, Living Room, Study and:

Cloakroom

The Cloakroom is fitted with a white suite comprising low-level WC and pedestal wash hand basin. Ceramic tiled flooring, heated towel rail and high-level window to side.

Study 10'3" x 9'6" (3.13 x 2.90)

Wood flooring, radiator, double glazed window to front.

Living Room 18'6" x 14'10" (5.65 x 4.54)

A well proportioned room, a particular feature being the impressive stone fire surround housing wood burning stove. Two radiators, double glazed window to front and double doors into the:

Dining Room 11'1" x 10'11" (3.39 x 3.35)

The Dining Room has wood flooring, radiator, double glazed doors to the rear garden and double doors into the Dining Kitchen.

Breakfast Kitchen 20'7" x 11'8" (6.29 x 3.56)

The Breakfast Kitchen is comprehensively fitted with a range of wood fronted base and eye level units with granite work surface, under mounted sink and spray head mixer tap. Rangemaster Toledo range cooker with extractor hood above, American fridge, freezer, integrated dishwasher, double glazed window and doors leading to the rear garden, kick space heating and ceramic tiled flooring.,
Opening into:

Utility Room

The Utility Room has plumbing for washing machine, wood fronted base units, granite work surfaces, ceramic tiled flooring, radiator and double glazed window and door leading to the side access pathway.

First Floor Landing

From the Reception Hall the staircase rises to the First Floor Landing with radiator, doors to four

bedrooms and bathroom and further staircase leading to the Second Floor.

Bedroom One 14'11" x 18'6" (4.57 x 5.65)

Double glazed window to front, radiator and door to en suite shower room.

En Suite Shower Room

The shower room is fitted with a white suite comprising fully tiled shower cubicle with mains shower with rainfall, showerhead, pedestal, wash, hand basin with illuminated mirror over. Low-level WC, heated towel rail, tiled floors, double glazed, obscure window to front and extractor fan.

Bedroom Two 15'10" x 10'4" (4.83 x 3.17)

Double glazed window to front, radiator and recessed shower cubicle with main shower and rainfall showerhead.

Bedroom Three 10'11" x 11'3" (3.35 x 3.43)

Double glazed window to rear, radiator.

Bedroom Four 10'11" x 11'1" (3.34 x 3.39)

Double glaze window to rear, radiator.

Bathroom

The Bathroom is fitted with a white suite comprising panelled bath, pedestal wash hand basin, low-level WC and separate fully tiled shower cubicle housing mains shower with spray head and additional rainfall showerhead. Extensive wall tiling, illuminated mirror, heated towel rail, extractor vent, and obscure double glaze window to rear.

Second Floor Landing

From the First Floor Landing, the staircase rises to the Second Floor with eaves storage cupboard with power point and light, doors to Bathroom and two further Bedrooms.,

Bedroom Five 16'3" x 15'1" (4.96 x 4.60)

Two Velux windows to rear, eaves storage space, radiators and spotlighting.

Bedroom Six 8'1" x 9'10" (2.48 x 3.01)

Two Velux windows to rear, with view to the Malverns, radiator.

Bathroom

The Bathroom is fitted with a shower bath with curved glazed scree and mixer tap with rainfall showerhead over. Pedestal, wash hand basin, low-level WC, ceramic tiling to walls and floor, radiator, heated towel rail and Velux window to front.

Outside

To the front of the property is a block paved driveway providing ample off road parking and leading to the attached single garage.

The fore garden is lawned with ornamental trees and gated side access to the rear.

To the rear of the property is a paved patio seating area with steps up to a lawn, Enclosed to all sides the garden has been planted for ease of maintenance.

Garage

Council Tax Band

We understand that this property is council tax band F.

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.

Tenancy Unmanaged

This Tenancy will be managed by the landlord.

The tenancy agreement will be set up on an initial 12 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.

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.

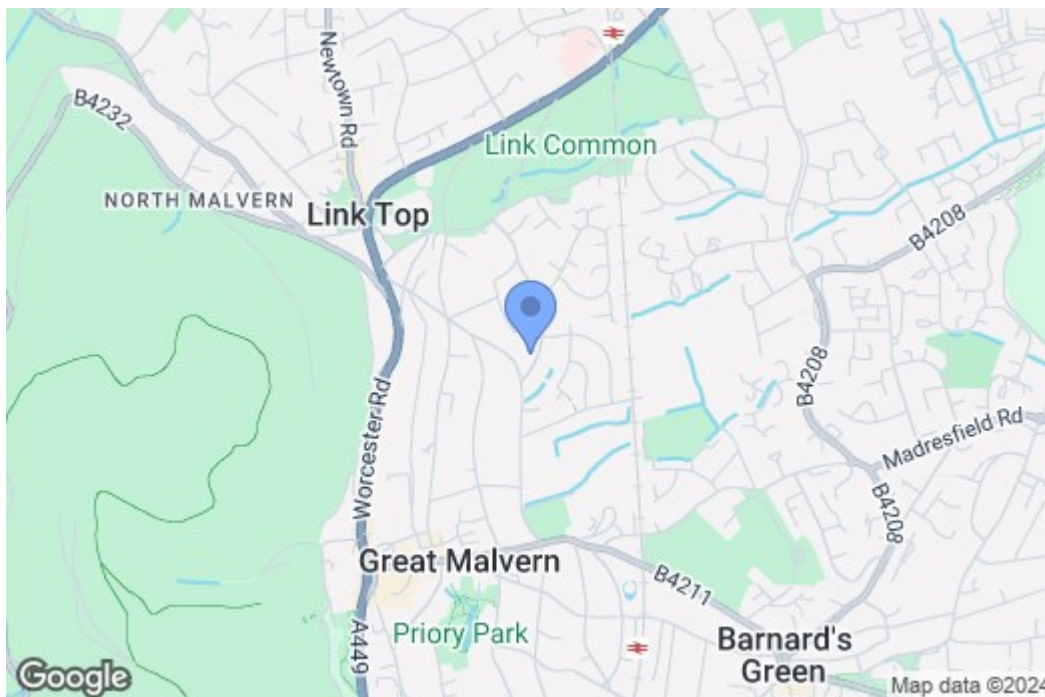
Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new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

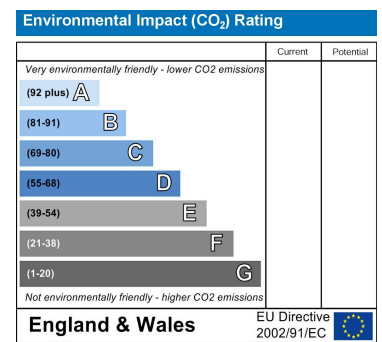
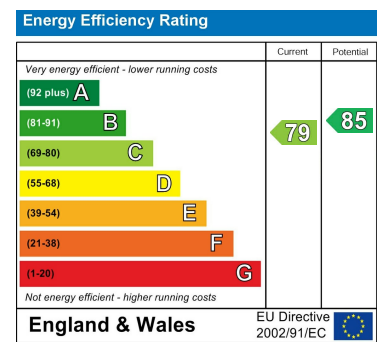
Please ask a member of staff if you have any questions about our fees.

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.