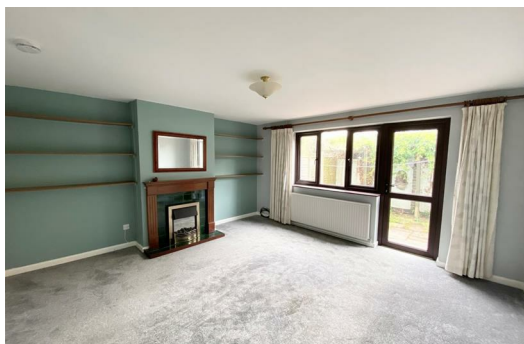




20 Lygon Bank

Malvern, Worcestershire, WR14 2JF

£900 Per Calendar Month



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Located within easy reach of both Great Malvern and Malvern Link railway station, this well presented mews cottage offers comfortable accommodation with views over the Common. In brief the accommodation comprises: entrance hall, living room, kitchen, two bedrooms and bathroom. The property further benefits from off road parking, gas central heating, double glazing and an enclosed courtyard garden to the rear. Available to let from early March on an unfurnished basis. EPC Rating C70

Entrance Hall

A part glazed entrance door leads into the Hall with radiator, staircase leading to the First Floor with useful under stairs storage area and doors to both the Living Room and Kitchen.

Kitchen

8'10" x 8'4" (2.71m x 2.55m)

Re-fitted with a range of base and eye level units with working surface over, stainless steel sink unit and tiled splash backs. Integrated electric oven with hob and extractor above. Washing machine and fridge/freezer. Double glazed window to front, radiator and wall mounted "Worcester" combination boiler.

Living Room

14'7" x 13'8" (4.46m x 4.18m)

With window and door leading to the rear garden, wall mounted fire with timber surround and tiled inset. Shelving to chimney breast recess, radiator.

Landing

Hatch to loft space, window to side and doors to all rooms. Airing cupboard with shelving.

Bedroom One

14'7" x 11'2" (4.47m x 3.41m)

Double glazed window to rear, fitted storage cupboard, radiator.

Bedroom Two

8'5" x 8'11" (2.57m x 2.74m)

Double glazed window to front, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. Part tiled walls, radiator and obscured window to front.

Outside

To the front of the property is a tarmac area providing off road parking and leading to the front door.

A lockable storage cupboard is located to the right hand side of the front door.

The rear garden is paved for ease of maintenance and a prolific clematis covers a timber gazebo.

Council Tax Band

We understand that this property is council tax band B.

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 Fees

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 Managed

This Tenancy will be managed by Denny & Salmond on behalf of 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.

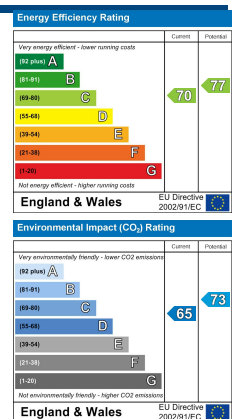
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

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Directions

From our Malvern office proceed on the A449 towards Malvern Link bearing right onto Lygon Bank. Proceed down the hill and the cottage is located on the right as indicated by the Agent's To Let board.



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