

### Room 3, 33D Tagwell Road, Droitwich, WR9 7BN

A Selection of High specification Newly Refurbished Room Lets in a Professional House Share in Droitwich. Each room is fully furnished and has either an ensuite shower room or its own private bathroom. Modern luxury kitchen and communal dining/ reception room. Available now. ALL BILLS INCLUSIVE. EPC D

[www.platinum-property.co.uk](http://www.platinum-property.co.uk)

£500 pcm

PLATINUM PROPERTY AGENTS , Malvern, WR14 1AA

T: 01684 898800 F: 01684 568645 Email: [malvern@platinum-property.co.uk](mailto:malvern@platinum-property.co.uk)

## Property Location

From Droitwich leave on the A38 heading South at the first set of traffic lights on Worcester Road, turn left into Tagwell Road. The property is located on the corner of Tagwell road and Corbett Avenue. The entrance to the property is at the rear of the property in Corbett Avenue.

## Property Details

An exceptionally well converted shared apartment situated close to the centre of Droitwich. The finish is modern and provides comfortable shared space along with well proportioned individual rooms, 5 of which have ensuite shower rooms with W.C and washbasin.

The property benefits from gas central heating and a comfortable dining kitchen which also doubles up as a communal area.

RENT SCHEDULE Room 1 En-Suite £540 PCM including Bills.

Room 2 En-Suite £540 PCM including Bills

Room 3 with separate Private Bathroom £500 PCM including Bills

Rooms 4 En-suite £540 PCM including Bills

Room 5 En-suite £540 PCM including Bills

Room 6 En-suite £540 PCM including Bills

## Important Information

Rent	£500 pcm
Deposit	£500
Council Tax Band	B
Furnished	Furnished
Expected available date	Available Now
Pets	Some of our landlord do not allow pet(s). Please note, where permitted, additional rent will be charged depending upon the type, size and number of pet(s). It is important that you check with us that your pet(s) would be acceptable and to confirm the revised rent due per month, prior to making an application.

## Securing the Property

Having found the property you are looking for; the next step is to make an application.

We will forward to you and your guarantor our application form via e-mail requesting the information we require to verify your suitability for the property.

The property will not be reserved until the application form has been received from you and your guarantor. Our checks include verification of your identity, previous credit history, landlord and employment referencing together with an affordability assessment. Should you anticipate any issues please highlight these with us in advance to allow us to advise you whether your situation is likely to be accepted by our Landlord.

ON RECEIPT OF YOUR APPLICATION FORM THE PROPERTY WILL NOT BE OFFERED TO ANYONE ELSE HOWEVER THE PROPERTY WILL THEN BE RE-MARKETED IF YOU DO NOT SIGN YOUR TENANCY AGREEMENT WITHIN 7 DAYS OF APPLICATION.

ONCE SIGNED THE PROPERTY IS THEN SECURED FOR YOU AND WILL NOT BE OFFERED TO ANYONE ELSE. LIKEWISE, YOU AND YOUR GUARANTOR ARE LEGAL COMMITTED TO RENT THE PROPERTY FOR THE PERIOD OF THE TENANCY STATED IN THE AGREEMENT.

### **Successful Applications**

The deposit is payable on confirmation that your application has been successful, and the first month's rent is payable before moving in. All funds must be cleared prior to moving in therefore please allow 5 business days for payments by cheque.

Please ask for our client account number and sort code to make online payments or discuss other payment options.

### **Deposits**

The majority of our deposits are held independently by the Deposit Protection Service and are supported by a detailed inventory.

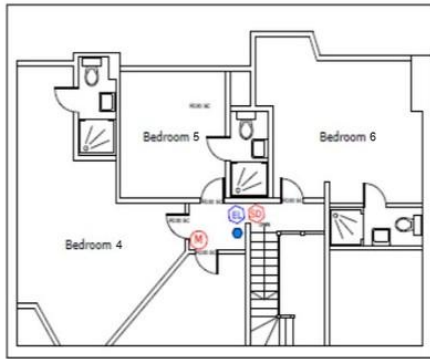
### **Tenancy Agreements**

Initially we usually offer 6 months assured shorthold tenancy which can be renewed for a further 6 or 12 months with the agreement of the Landlord.

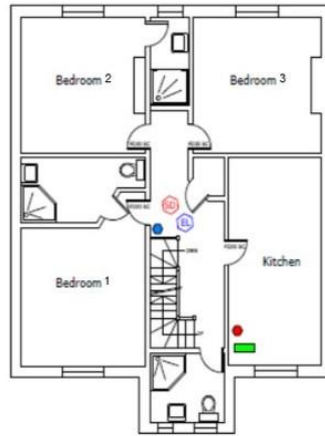
### **Tenant's Insurance**

At Platinum we would recommend for your protection you obtain Contents Insurance and Accident and Sickness Rent payment cover. Following application, we can introduce you to a suitable profession via Platinum Property Finance to obtain a competitive quotation.

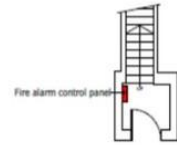
**Please contact your local office for further information regarding this property.**



2nd Floor Plan



1st Floor Plan



Ground Floor Plan

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