



6 Wells Close, Worcestershire, WR14 4HP £725 Per Calendar Month

Located within the popular area of Malvern Wells, this three bedroom terrace home has accommodation to include; entrance hall, living room leading to dining/kitchen area, three bedrooms and bathroom. Outside, there is an en bloc garage and front and rear gardens. The property further benefits from double glazing and gas central heating. Available from January on an unfurnished basis, some pets are considered at the landlord's discretion. Sorry, no smokers please.

Entrance Vestibule

Entrance via part glazed door into hall, radiator, fitted cupboard housing electric consumer unit, gas meter and wall mounted combination boiler. A glazed panel door leads to:

Living Room 14'3" x 13'7" (4.36 x 4.16)

(Measurement includes stairs) Double glazed window to front aspect, radiator, solid fuel burning cast iron stove with slate hearth and tiled surround, shelving units to either side, understairs storage, squared opening leading to:

Dining Area 9'9" x 7'8" (2.98 x 2.35)

Double glazed window to rear aspect, radiator and open to:

Kitchen 9'8" x 6'10" (2.95 x 2.09)

Fitted with a range of wall and base storage units with roll top work surfaces over and tiled splashbacks. Stainless steel sink and drainer with mixer tap over, freestanding electric oven and hob, space and plumbing automatic washing machine and space for fridge/freezer, under stairs pantry with shelving. Double glazed window to rear aspect and glazed panel door to rear garden.

Landing

Having doors to all first floor rooms.

Bedroom One 13'7" x 8'4" (4.16 x 2.56)

Double glazed window to front aspect, radiator, fitted louvre door wardrobes with hanging rail.

Bedroom Two 9'9" x 8'5" (2.99 x 2.57)

Double glazed window to rear aspect, radiator.

Bedroom Three 6'5" x 6'1" (1.97 x 1.86)

Double glazed window to front aspect, radiator, over stairs storage cupboard.

Bathroom

White suite comprising; panelled bath with mains "Mira" shower over and concertina screen, low level WC, pedestal wash hand basin. Tiled walls, double glazed window to rear aspect, radiator.

Outside

To the front a pathway and steps lead to the front door. The rear garden is laid mainly to lawn with a decking area adjoining the property. There is an outside tap and light. Enclosed by wooden panel fencing, a gate leads to the en-bloc garage, situated

at the end of Wells Close. There are parking spaces available to the front of the property, but are not allocated specifically.

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.

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.

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.

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.

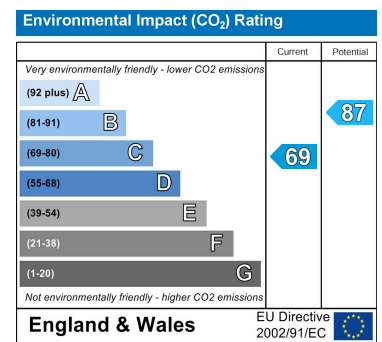
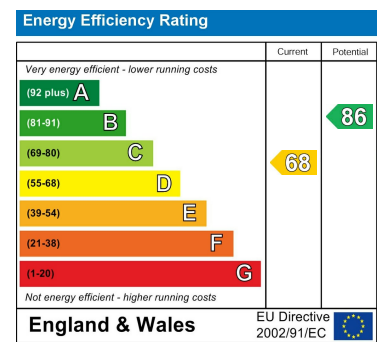
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount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

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

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.