

Spencers

Estate Agents

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ROOMS TO LET

FOUR BED-SITTING ROOMS to let within this substantial **End Terrace House** in St. John's which offers additional and extensive communal facilities.



82, BROMYARD ROAD, ST JOHN'S WORCESTER WR2 5DJ

Registered H.M.O.

All Usual Certifications

Gas Central Heating.

Double Glazing.

Council Tax and Water Rates Included.

EPC = E

www.spencerandcompany.co.uk

82, BROMYARD ROAD, ST. JOHN'S

THE ACCOMMODATION

Traditional style front with glazed over panel.

ENTRANCE VESTIBULE

Cloak rack

RECEPTION HALL

Single panel radiator. Central heating thermostat. Telephone point.

FRONT GROUND FLOOR ROOM: (A) 14'6" x 11'9"

Upvc double glazed window to front (south) aspect. Single panel radiator. T.V. point. Six thirteen amp power points. Coved ceiling.

COMMUNAL LOUNGE: 15'3" x 12'8"

Long single panel radiator. T.V. point. Two thirteen amp power points. Through to: -

KITCHEN with DINING AREA

KITCHEN: 10'4" x 5'7"

Upvc double-glazed window to rear aspect. High level window to side. Feature mosaic part tiling to walls. Twin bowl sink unit with mixer taps set in full width roll edge woodgrain effect pattern work surface with cupboards under. Adjoining Matching roll edge pattern work surface with three drawers and cupboards under. Ceramic tiled floor. Cooker point. Three thirteen amp power points. Spotlight unit. Through to: -

DINING AREA: 11' x 8'9"

Long single panel radiator. Two thirteen amp power points. Display recess. Ceramic tiled floor. Ceiling spotlight unit.

UTILITY ROOM: 8'6" x 5'

Upvc double-glazed window to side. Single panel radiator. Range of wall cupboards. Plumbing for automatic washing machine. Four thirteen amp power points. Wall mounted Worcester Bosch gas fired combination boiler for central heating and domestic hot water. Ceramic tiled floor.

DOWNSTAIRS CLOAKROOM:

Upvc double-glazed window to rear. Fitted wash hand basin (hot & cold) with mosaic tiled splash back. Single panel radiator. Low level W.C. Quarry tiled floor. Coved ceiling.

Door from reception hall to: –

CELLAR 15' x 14'

Fluorescent strip light.

Staircase from reception hall to:

FIRST FLOOR LANDING:

Two thirteen amp power points. Doors to:-

FRONT FIRST FLOOR ROOM: (B) 12'7" x 8' (min)

Upvc double-glazed window to south aspect. Single panel radiator. Two thirteen amp power points. Coved ceiling.

FRONT FIRST FLOOR ROOM: (C) 9'x 7'2"

Upvc double-glazed window to south aspect. Single panel radiator. Two thirteen amp power points. Coved ceiling.

INNER FIRST FLOOR ROOM: (D) 12'6" x 12'

Upvc double-glazed window to rear aspect. Double panel radiator.

FIRST FLOOR (COMMUNAL) ROOM:

Upvc double-glazed window to side. Single panel radiator. One thirteen amp power point.

COMMUNAL SHOWER ROOM:

Upvc double-glazed window. Corner quadrant shower with wall mounted mixer unit and sliding shower doors. Pedestal wash hand basin with mosaic tiled splash back and wall mirror. Coved ceiling. Low level W.C. Single panel radiator. Extractor fan. Mirrored medicine cabinet. Ceramic tiled floor. Staircase from first floor landing to:-

ATTIC ROOM: (E) 15'5"(max) x 12' (max)

Upvc double-glazed dormer window to rear aspect. Single panel radiator. Fire grate retained. Two thirteen amp power points.

GENERAL

It is proposed that the rooms be let on a calendar monthly basis (as opposed to a weekly basis) and the rents quoted are therefore per calendar month. The tenancies will be Six Month Assured Shorthold Tenancies requiring a Deposit equal to one month's rent: the deposit will be lodged with The Deposit Protection Service in Bristol.

The rent is exclusive of gas and electricity for which a sum in addition to the rent will be required monthly. If the quarterly bill for the gas and electricity exceeds the sum held / collected from the tenants, then the balance will be allocated on a proportional basis and will be payable by them. An allocation for council tax is included in the rent, also for water rates (so both these levies will be paid for by the landlord).

There is an enclosed garden at the rear for the use of the tenants: both front and rear gardens will be maintained by the landlord.

HOME OF MULTIPLE OCCUPATION

82, Bromyard Road, Worcester WR2 5DJ carries a Property Accreditation Certificate issued by Worcester City Council valid from 10th October 2013 to 9th October 2018 (available for inspection).

GAS CERTIFICATION

There is a current Landlord / Home Owner Gas Safety Record (Certificate) No. P45 2027660 valid until 8th December 2015 (available for inspection).

FIRE PRECAUTION EQUIPMENT

The property includes the following strategically placed extinguishers: 3 No.9 Litre Water Extinguishers, 1 No. 2 kg Powder Extinguisher. In addition there is a Fire Blanket (kitchen). There is a hard wired smoke alarm system. Evidence of current service status available for inspection.

ELECTRICAL

Inspection status certificate available for inspection.

There is a proposal to create an additional shower room facility in the First Floor (Communal) Room between the end of the landing and the existing shower room: Tenants are asked to bear with the landlord should this go ahead.

SCHEDULE OF RENTS

FRONT GROUND FLOOR ROOM: (A) **£300 + G/E** **pcm**

FRONT FIRST FLOOR ROOM: (B) **£N/A** **pcm**

FIRST FLOOR REAR ROOM: (C)

£315 + G/E pcm

ATTIC ROOM: (D)

£320 + G/E pcm

In addition to the rent, an apportioned sum per tenant is required towards gas and electricity bills as previously discussed.
