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**Fully booked
for viewings**

Johnsons
PROPERTY CONSULTANTS



Lower Quinton
, Stratford-upon-Avon, CV37 8QP

£1,100 per calendar month
Fees apply

2 Bedroom Semi Detached House Available Now

Description

****DEPOSIT ALTERNATIVE AVAILABLE. PAY JUST £242.30 DEPOSIT INSTEAD OF £1211.53.**

****FULL VIDEO TOUR AVAILABLE****

****PETS CONSIDERED ON APPLICATION****

This modern semi detached family home is located in The Fordway estate in Lower Quinton and is within a six mile drive of Shakespeare's birthplace, Stratford upon Avon. Nestled in the countryside, Lower Quinton is a sought after village and is next to Upper Quinton, another sought after village location.

Upon entry is an entrance hallway and downstairs cloakroom with toilet and wash basin. The living room is to the right of the hallway, overlooking the front of the house with stairs leading to the first floor and an electric feature fireplace. The kitchen is positioned at the rear of the house and is fully fitted with wall and base units, electric cooker, hob and extractor hood. There is space for a small dining room table in the kitchen too and the back door leads to the rear garden.

To the first floor are two bedrooms and a family bathroom. To the front of the house is the smallest bedroom which will fit a single bed but may be suited as a children's nursery, office or walk in wardrobe. The master bedroom is positioned overlooking the rear garden and has uninterrupted views spanning the vast countryside. This room has fitted wardrobes and is a good size. The family bathroom is positioned in the middle of the landing and has use of a toilet, wash basin, bath and mains powered shower over the bath.

The rear garden is a good size and has a patio area, lawn and paving circle at the top of the garden so you can enjoy watching the vast countryside through the dropped fence. You can gain access into the garden through a side gate off the driveway.

The property has use of its own detached garage at the end of the driveway which has full power to it. There is also a children's play area within a few minutes walk in the centre of the estate.

Driveway parking for at least two cars, possibly three, one behind the other. A small low maintenance garden is at the front of the house and this is the responsibility of the resident to maintain.

The property further benefits from full Fibre broadband, double glazing and electric heating.

Pets considered on application. No smokers.

Available unfurnished now.

EPC Rating – D (56)

Council Tax Band C, payable to Stratford on Avon District Council

Broadband enquiries at the property concerning its availability and estimated strength and download speeds can be made with bt.com.

N.B - Any white goods left at the property are left on the understanding that the landlord is not obliged to either repair or replace, if they choose not to do so. Breakdowns must be reported to the agent.

Tenancy Deposit

The tenancy deposit required for this property is £1,269.23

How to Apply

Simply download an application form from our website for each applicant over the age of 18, complete, sign and return to the office.

Please also supply a suitable form of ID (driving licence or passport) and recent proof of address (less than 3 months old) i.e. utilities bill or phone/ bank statement.

Should you require a Guarantor, they will also need to complete a form.

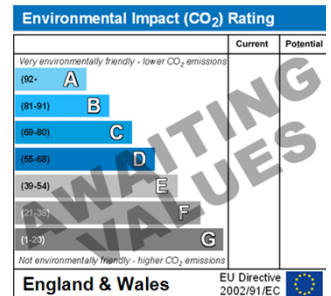
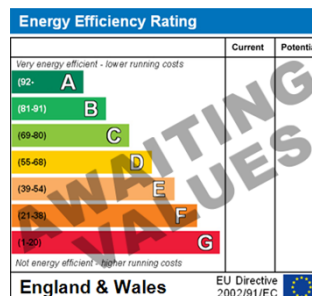
Once we have discussed your application with the landlord, you will receive an email link to complete your full application online.

Goodlord are an external, professional referencing agency offering an independent, third party referencing service.

Further Information

These particulars are meant for identification purposes only and do not form any part of an offer or contract. Johnsons Property Consultants have the right to change any of the details at any time. Any floorplans are for general identification only and are not necessarily to scale. Any white goods are left on the understanding that the landlord is not obliged to repair or replace. Breakdowns must be reported to the agent.

If you would like a copy of the full Energy Performance Certificate, please contact our office on 01386 761515 or email evesham@johnsons-property.co.uk



Your Notes