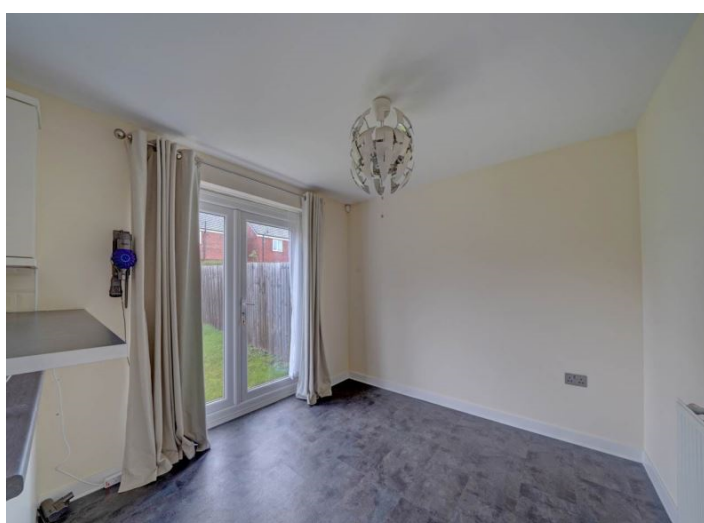


01386 761 515

18 Vine Street,
Evesham, Worcestershire, WR11 4RL
Email: evesham@johnsons-property.co.uk
www.johnsons-property.co.uk

Johnsons 
PROPERTY CONSULTANTS
LETTINGS • SALES • MANAGEMENT



Westcott Way
, Pershore, WR10 1RH

£1,895 per calendar month
Fees apply

5 Bedroom House Available Now

Description

Energy Performance Rating A
Pets Considered

This stunning detached family home boasts an enviable position and is located within walking distance of Pershore town centre, Pershore High School and many other local amenities.

Upon entry, the property built by Persimmon Homes, offers an entrance hallway with stairs to the first floor landing, a large living room to the front, contemporary kitchen diner to the rear, with a range of base and wall units, breakfast bar, integrated fridge-freezer and dishwasher, and patio doors opening onto the enclosed rear garden. Through the kitchen is a utility, with single door to the garden, and a downstairs W/C.

To the first floor, there is a master bedroom with en-suite with white suite and walk-in shower, three further good-size double bedrooms, a fifth single bedroom/study and a family bathroom with white suite.

Outside, the property offers a front garden, driveway parking for 2 -3 cars and a single garage with up-and-over door. To the rear, there is a large, enclosed, laid to lawn garden with side access.

The property further benefits from gas central heating, UPVC double glazing and an energy performance rating of A.

*Please note, the solar panels do not influence electricity usage or bills.

Available - end August.

No smokers & pets considered.

EPC Rating - A (92).

Council Tax Band - E, payable to Wychavon 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.

BEFORE YOU MOVE IN:

Referencing (identity, immigration and visa confirmation where necessary, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability).

In order to remove a property from marketing, we will charge a refundable Holding Deposit which will be equivalent to one weeks rent £437.31 and will be used as part of the first month's rent. The Holding Deposit will be returned within 15 days if the landlord or the agent decide not to take the tenancy forward, unless:

- a tenant does not have the right to rent property under the Immigration Act
- the tenant provides false or misleading information (ie failed referencing checks)
- the tenant decides not to enter into the agreement (changes their mind) or fails to take all reasonable steps to enter into a tenancy agreement

Property Ref: inst-2969

Tenancy Deposit

The tenancy deposit required for this property is £2,186.53

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.

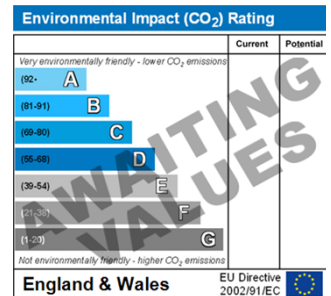
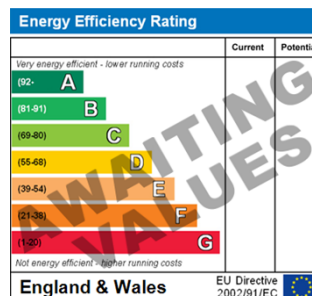
Once we have discussed your application with the landlord, you will receive an email link to complete your full application online.

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