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**Johnsons**  
PROPERTY CONSULTANTS  
LETTINGS • SALES • MANAGEMENT



**Broadway**  
, WR12 7RA

**£1,050 per calendar month**  
Fees apply

**2 Bedroom House Available 06 July 2024**

## Description

**\*\* DEPOSIT ALTERNATIVE AVAILABLE FOR THIS PROPERTY EQUIVALENT OF ONE WEEKS RENT INSTEAD OF PAYING 5 WEEKS DEPOSIT \*\***

This recently renovated two bedroom semi detached is situated within a ten minute walk to the bustling village centre of Broadway. Broadway is renowned for being the heart of the Cotswolds, providing a multitude of cafes, restaurants, pubs and independent shops. The village also boasts its own Railway Station with a direct line to Cheltenham Racecourse, a yearly food festival and Christmas market/late night shopping. The nearest National Rail railway stations are Evesham, Honeybourne and Moreton-in-Marsh.

On entry to the property there is a small hallway leading into a good size living room with stairs leading up to the second floor. The living room has been newly carpeted and decorated and features an electric fire place. The kitchen is to the rear of the property and is brand new, fitted with base and wall units and a small breakfast bar. The kitchen also comes equipped with a washing machine and fridge freezer, all of which have been Portable Appliance Tested. Off the kitchen is a conservatory area leading into the rear garden. The conservatory has a tumble dryer in situ which can be used by the tenants and is also Portable Appliance Tested.

Sliding doors lead from the conservatory into the garden which comes equipped with a small shed, washing line and a six seater table and chairs. Access can be gained through a side gate and bins are located on the driveway.

To the first floor you will find the main bedroom overlooking the front of the property complete with a mirrored wardrobe and airing cupboard housing the Worcester Bosch boiler. To the other end of the landing is the second bedroom, also a good size double with shelving and overlooking the rear garden. A family bathroom is located in the middle of the landing and has bath and electric shower facilities.

The property also has the option of Hive Home which can be accessed remotely to control the heating.

Gas central heated and double glazed throughout.

EPC C

Council Tax Band C - £1639 per annum.

Available unfurnished now.

No smokers or pets.

**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 of £242.30 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)

Property Refman 2016 decides not to enter into the agreement (changes

## Tenancy Deposit

The tenancy deposit required for this property is £1,211.53

## 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.

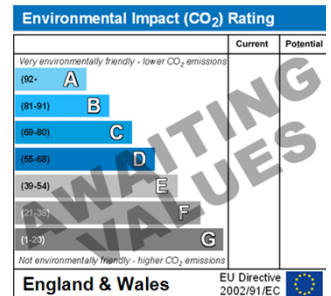
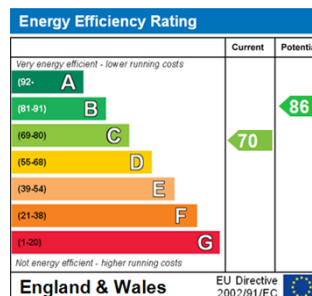
Once we have discussed your application with the landlord, you will receive an email link to complete your full application online.

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](mailto:evesham@johnsons-property.co.uk)



## Your Notes