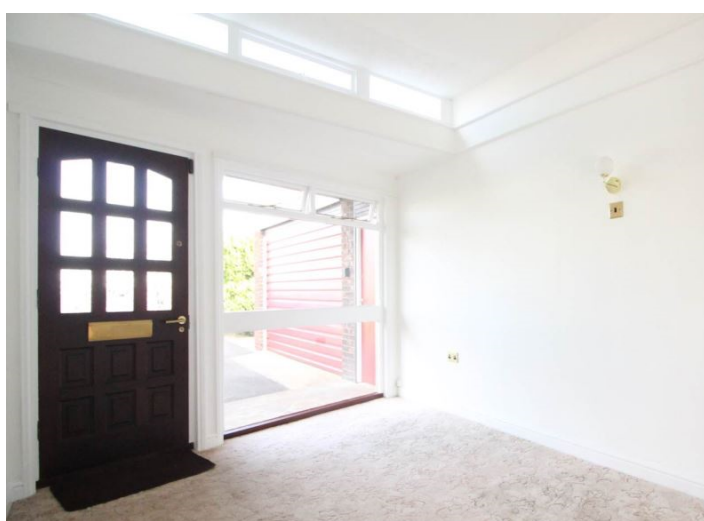


01386 761 515

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



Badsey Fields Lane
, Badsey, Evesham, WR11 7EX

£1,600 per calendar month
Fees apply

4 Bedroom Detached Bungalow Available 11 September 2024

Description

****Detached Four Bedroom Bungalow****
****Pets Considered****

This detached four bedroom bungalow boasts an enviable position within the sought after village of Badsey, and is within walking distance of Badsey First School, Badsey Spar Shop and the Wheatsheaf Inn.

Upon entry, the property comprises a bright hallway, leading to a large living room, which is flooded with natural light and offers a gas fire, fitted storage and sliding patio doors onto the extensive rear garden. The open plan kitchen diner is accessed through the living room and offers a range of fitted base and wall units, hob, eye-level oven, and access to the rear garden.

A second hallway leads to a single door to the rear garden, a shower room with white suite and walk in shower, two good sized double bedrooms, both with fitted wardrobes, a modern bathroom with white suite and a large master bedroom with fitted wardrobes and views over the rear garden. The main hallway leads to the fourth double bedroom/study.

To the front, the property has a tarmac driveway with ample parking, well maintained lawns, hedges and shrubs and a double garage with electric up-and-over door and side door. The beautiful rear garden has a patio to the side, with a gravel path running through the hedges and shrubs, leading to a large, well-kept lawn, shed and far-reaching views over neighbouring fields. The garden is fully enclosed and is lined with an assortment of trees, shrubs, bushes and plants.

The property is heated by gas fired warm air central heating and has double glazing throughout.

Available - mid-September, on an initial 6 month fixed term.

No smokers & pets considered.

EPC Rating - D (58).

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 £369.23 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 Reference Agency decides not to enter into the agreement (changes

Tenancy Deposit

The tenancy deposit required for this property is £1,846.15

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.

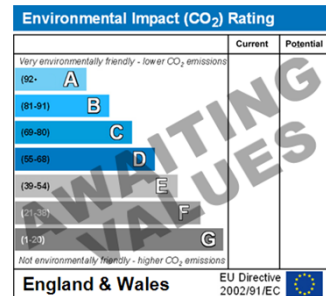
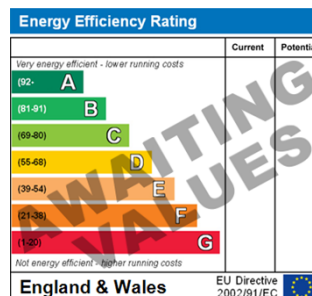
Once we have discussed your application with the landlord, you will receive an email link to complete your full application online.

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