

01386 761 515

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



Ferry Lane

, Offenham, Evesham, Worcestershire, WR11 8RT

£995 per calendar month

Fees apply

2 Bedroom Maisonette Available Now

Description

****DEPOSIT ALTERNATIVE AVAILABLE****

An extremely well presented two bedroom first floor maisonette, located in the sought after village of Offenham. The property is within walking distance of the village shop, pub and hall and is a short drive away from Evesham Town Centre, A46, Vale Business Park and many other local amenities.

Upon entry, there is a bright hallway with stairs leading to the first floor landing. The first floor comprises a large master bedroom with built-in wardrobes and dressing area to the front and, to the rear, there is a second double bedroom and modern family bathroom with white suite, including a large bath and separate walk-in shower.

The property offers open plan living with a good-size living, kitchen and breakfast room. The living area overlooks the front of the property whilst the kitchen breakfast area overlooks the rear and contains a range of contemporary fitted base and wall units with breakfast bar, integrated fridge freezer and dishwasher, built-in oven and hob and Quartz worktops.

Outside, to the front, there is a slabbed path leading to the private front door. To the rear, there is a good-size, enclosed and low-maintenance garden with patio and gravel areas, with a gate leading to the carpark beyond where there is one allocated parking space. The external utility cupboard is also accessed from the rear garden and houses the boiler, washing machine and tumble dryer (both appliances are included).
****Awaiting photos of the rear garden**.**

The property has been finished to a high standard throughout and further benefits from UPVC double glazing, gas central heating and ample on-street parking.

Available - Immediately.

No Smokers & No Pets.

EPC Rating - C (73).

Council Tax Band - B, 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 £229.62 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

Tenancy Deposit

The tenancy deposit required for this property is £1,148.07

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.

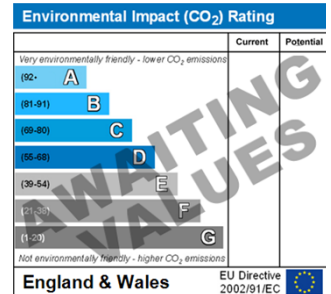
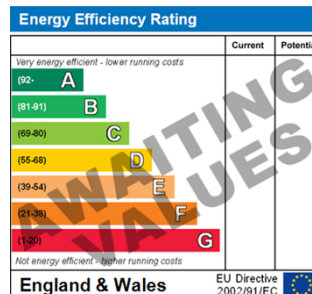
Once we have discussed your application with the landlord, you will receive an email link to complete your full application online.

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