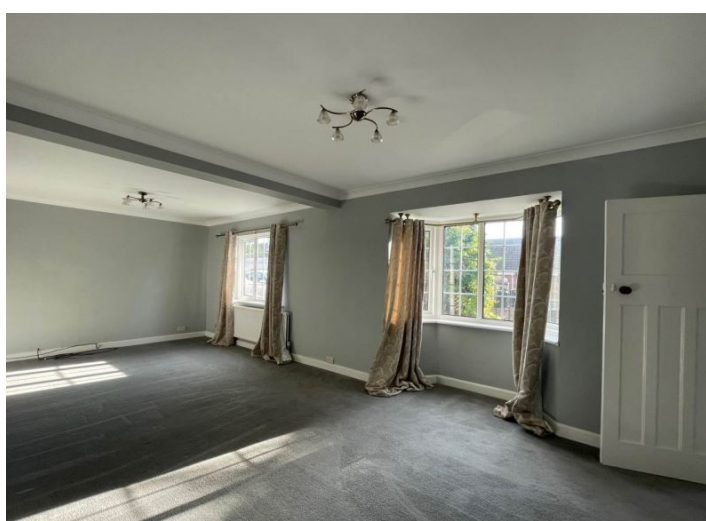


01386 761 515

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**Johnsons**   
**PROPERTY CONSULTANTS**  
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**High Street**  
, Inkberrow, WR7 4DY

**£1,300 per calendar month**  
Fees apply

**3 Bedroom Detached House Available Now**

## Description

\*\*PAY JUST £323.07 DEPOSIT WITH THE REPOSIT SCHEME OR £1615.38 STANDARD DEPOSIT SCHEME\*\*

\*\*6 MONTH TENANCY INITIALLY\*\*

What3Words: baroness.music.extensive

This three bedroom detached family home is nestled in a quiet location in the village of Inkberrow. It is within a stones through to the Simply Fresh village shop, the Bulls Head pub, the Old Bull pub and is within a close walking distance of Inkberrow Primary School, St Peter C of E Church, Grey Gable Doctors Surgery, Inkberrow Millennium Green and many more amenities. The house is situated at the top of an incline and this road is used by one other house next door. Parking is available for two cars if parked close to the garage as 24 hour access is needed for the neighbouring property.

On entry, there is an entrance hallway with stairs leading to the first floor. To the left is a room currently used as a dining room and to the right is a large living room/sitting room area. All downstairs room can be accessed via both doors if required. If going through into the living room to your right, due to the room being a good size, you could have one open plan living room or split this into two separate areas. A door leads to the kitchen from one end and a door leads to another room at the end of the living room. This room is fully heated and overlooks the garden with hard floors and a conservatory feel. Another door leads you then into a small utility and separate downstairs toilet. White goods can be left if required for ingoing residents. Next to this room is the kitchen, fully fitted with wall and base units, an integrated double oven, gas hob and boiler cupboard. Access to the dining room and living room can be sought here too. A door at the end of the kitchen leads to the garage which is a good area suitable for storage but can also fit a standard size car.

To the first floor are three double bedrooms, two with built in wardrobe space and another with the option of a free standing wardrobe being left if ingoing residents require this. There is also a family bathroom which is large and has a separate shower cubicle, bath, toilet, basin and bidet toilet. There is also a large in built storage cupboard which offers even more space.

The rear garden is a really good size and has a lawn and patio area. Ingoing residents will also have use of a brick barbeque, a swing set (if required) and greenhouse. Access can be sought down the side of the property into the back garden too.

Double glazed throughout and gas central heated.

No pets or smokers.

Available unfurnished end of August 2024. Shorter term tenancy, perhaps more likely to be a total of 9 months.

Current EPC Rating – E (54) - New EPC pending

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.

Property Ref: inst-2979

## Tenancy Deposit

The tenancy deposit required for this property is £1,500

## 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.

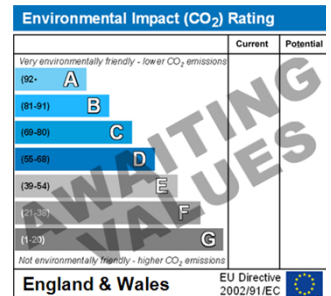
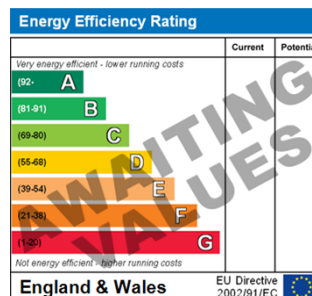
Once we have discussed your application with the landlord, you will receive an email link to complete your full application online.

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