



Leggett & James

The Vale of Evesham Property Experts



Brantingham

Twyford Bank, Evesham, WR11 4TP

£1,995 Per Month



This substantial four bedroom detached family home is found in the sought after Greenhill area of Evesham and enjoys an extensive mature rear garden, garage and off road parking. Council Tax Band G. EPC Rating E. Deposit required £2095.00. Children allowed. Pets by arrangement.



This substantial detached family home is found in the sought after Greenhill area of Evesham and enjoys an extensive mature rear garden. There are four bedrooms with both a shower room and family bathroom. On the ground floor there is generous space with a sitting room, living room, a kitchen dining room, utility and cloakroom. Outside offers plenty of parking, an integral garage and a pleasing enclosed rear garden.

An enclosed entrance porch with a slate tiled floor having an entrance door to:

Reception Hall

An enclosed entrance porch with a slate tiled floor having an entrance door to:

Sitting Room 13'3" x 11'7" (4.04m x 3.53m)

having a double glazed bay window to the front and a double glazed window to the side, panel radiator, telephone point and a decorative fireplace.

Living Room 23'7" x 14'9" (7.19m x 4.50m)

with double glazed window and doors to the rear garden, two double glazed windows to the side, three panel radiators, television points and a decorative fireplace.

Kitchen Dining Room 26'9" x 12'7" max (8.15m x 3.84m max)

having a double glazed window to the rear, panel radiator and a ceramic tiled floor and a useful walk in pantry. The kitchen is refitted with a modern range of cupboards, drawers and worksurfaces with decorative tiled returns. There is a stainless steel sink unit, a four ring electric hob with extractor hood above and raised double oven to the side.

Utility Room 9'9" x 6'5" (2.97m x 1.96m)

with a fitted cupboard with worksurfaces and a stainless steel sink unit. Doors lead to the garage, reception hall and Boiler Room. Boiler Room: with a double glazed window to the side and a wall mounted Worcester gas boiler.

Cloakroom

having a low level WC and wash hand basin.

First Floor Landing: having a double glazed window to the front, panel radiator, a built in store cupboard, access to the loft and doors to:

Bedroom Two 13'3" x 11'7" (4.04m x 3.53m)

with a double glazed bay window to the front and a double glazed window to the side, panel radiator and a range of fitted wardrobes.

Bedroom One 15'5" x 12'2" (4.70m x 3.71m)

having a double glazed window to the rear and side and a panel radiator.

Bedroom Three 12'9" x 10'8" (3.89m x 3.25m)

with a double glazed window to the front, panel radiator and having wood effect floor.

Bedroom Four tbc (tbc)

having a double glazed window to the rear, panel radiator and built in wardrobes.

Shower Room

with an obscure double glazed window to the side, panel radiator, a walk-in tiled shower cubicle, low level WC and wash basin.

Bathroom

having obscure double glazed windows to the side, front and rear, marble style wall and floor tiles, a panel radiator with towel rail and a white suite comprising a low level WC, pedestal wash hand basin and a P shaped bath with a glass splash screen and shower mixer tap.

Double Garage

16'1 x 14'3 with twin wooden doors, power and light timer.

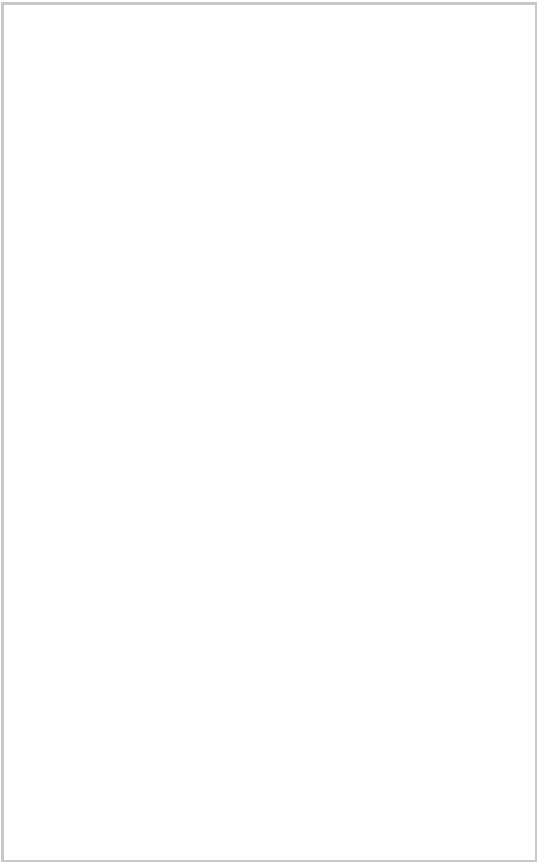
IMPORTANT NOTES FOR PROSPECTIVE TENANTS

1. Any adult who is to occupy the property will be required to have their name on the tenancy agreement. Similarly anyone acting as Guarantor will also be named on the agreement.
2. All prospective tenants are required to complete individual reference applications.
3. All applicants must supply proof of identification by way of copy of Passport or Driving Licence (or both) plus a copy of a Utility Bill, Bank Statement or some other documentary evidence of Identification addressed to them at their current address.
4. All lettings are subject to satisfactory references being obtained through a professional Credit Agency.
5. A fee of £150.00 is required to hold the property. This fee allows a 14 day period to suspend marketing whilst references are being processed and is non refundable should your application fail due to false declaration. Should your application be successful the £150 will be refunded to you.
6. On commencement of tenancy the tenant/s is/are responsible for payment in advance as follows:
1 months rent
Deposit equating to 1 months rent plus £100.
7. The balance of monies owed before the commencement of the tenancy can be paid in the following ways: Cash, Cheque (We would require at least 5 clear working days in advance of first day of intended tenancy to allow the cheque to clear) or via internet bank transfer.
8. The tenant/s is/are responsible for paying Council Tax, Water, Electricity, Gas and Telephone Charges.
- We require future rents to be paid by Standing Order.
9. The tenant/s is/are advised to insure their own personal possessions and also insure against any accidental damage caused by the tenant/s to any furniture, fixtures and fittings at the property as described in the agreement.

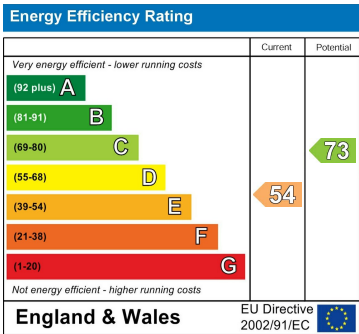
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.