



Gusterson Palmer & James

The Vale of Evesham Property Experts



**49 Larkspur Drive
Evesham
WR11 2NJ**

AVAILABLE FOR 6 or 12 MONTHS SHORTHOLD

NO SMOKERS

PETS CONSIDERED

RENT: £825 PCM DEPOSIT: £925

For further information or to arrange a viewing please contact Gusterson Palmer & James

Tel: 01386 761241

E-mail: enquiries@gpandjames.co.uk

Directions: From Evesham High Street proceed in a southerly direction along Abbey Road to the river bridge. Continue over the bridge onto Cheltenham Road and follow this road before turning third left into Thistledown. After a short distance take the first left into Larkspur Drive, where the property can be found on the left hand side, located by a Gusterson Palmer & James To Let board.

This modern three bedroom semi detached home enjoys an enviable westerly facing rear garden and is located in a popular residential cul de sac. The accommodation comprises of an entrance hall, living room, kitchen diner, three bedrooms and a bathroom. The property further benefits from double glazing, gas heating, off road parking, garage and gardens to the front and rear.

An obscure door opens to

Entrance Hall: having radiator, telephone point, wooden floor, stairs to first floor and door to:

Living Room 16'0 x 10'5 (4.88m x 3.18m): with a Upvc double glazed window to the front, radiators, wooden floor, television point, understairs storage cupboard and door to:

Kitchen Diner 13'6 x 8'8 (4.11m x 2.64m): having Upvc double glazed window to the rear, Upvc double glazed door to the garden, radiator and wall mounted gas fired boiler. The kitchen is fitted with a selection of wall and base units with work surfaces and tiled returns. There is a stainless steel sink unit, cooker and fridge freezer, washing machine and slimline dishwasher. These appliances are being left by the Landlord but will not be repaired or replaced by the Landlord. The tenant will need to remove the appliances when faulty, if necessary.

First Floor Landing: with access to loft space, door to airing cupboard and doors to:

Bedroom One 10'6 x 8'10 (3.2m x 2.69m): having Upvc double glazed window to the front, radiator, built in double wardrobe.

Bedroom Two 10'0 x 5'6 plus recess (3.05m x 1.68m): with Upvc double glazed window to the rear and a radiator.

Bedroom Three 7'0 x 5'9 plus recess (2.13m x 1.75m): having Upvc double glazed window to the rear and a radiator.

Bathroom: with Upvc obscure window to the side, radiator, extractor fan and suite comprising low level WC, vanity wash hand basin and a panel bath.

Outside. The front garden is laid to lawn with a tarmac driveway that provides off road parking and leads to the **Garage 17'5 x 8'6 (5.31m x 2.59m)** having up and over door, power light, eaves storage and a Upvc obscure door to the garden. The rear garden has a paved seating area that leads to an area of lawn.



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.