

Directors: Nicholas P. Barlow BSC (Hons) FRICS FAAV Caroline J.Barlow BSc MRICS

Oaklands Farm Balsall Street Balsall Common Coventry CV7 7AQ

Tel: (01676) 522552

3 BEDROOM HOUSE TO LET



49 THE MEADOWS BIDFORD ON AVON B50 4AP

- * Link-detached
- * 3 bedrooms
- * 2 reception rooms
- * Garage

LOCATION

The property is located in the village of Bidford on Avon situated midway betwen Evesham and Stratford upon Avon. It is located on a cul-de-sac off Victoria Road and is handily placed for the local amenities.

The property has recently been redecorated and recarpeted through and briefly comprises:

Ground floor:

Entrance porch, hallway, 2 reception rooms, kitchen and cloakroom

First floor: Three bedrooms, bathroom and separate wc

The property is double glazed and benefits from gas central heating.

In more detail:

GROUND FLOOR

Porch entrance Leads into hallway with door off to:

Reception room 1 5.17m (max) x 3.93m (max)

Comprises a feature brick fire surround with new electrical fire, double glazed window to front elevation, radiator.



Reception room 2 3.29m (max) x 2.42m (max)

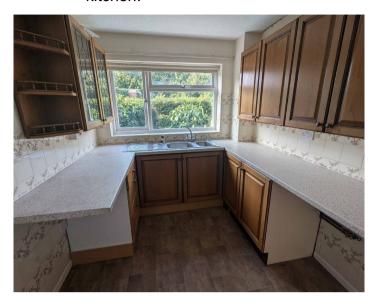
Double glazed patio doors leading out into rear garden, fitted carpet and radiator.

Door off leading to:

Kitchen

3.28m x 2.39m

Fitted with wall and base units and vinyl flooring. Door into pantry area. Please note that appliances are not provided in kitchen.



A door off the kitchen leads out of the rear porch giving access to the rear garden and to the downstairs wc.

A further door leads into:

Garage 5.09m x 2.5m

Stairs from the entrance hallway leading to the first floor:

Bedroom 1 4.15m x 2.87m

Double glazed window overlooking the front garden, useful built in cupboards, fitted radiator and carpeted.



Bedroom 2 3.71m (max) x 2.445m (max)

Double glazed window overlooking the rear garden, fitted

radiator and carpeted.

Bedroom 3 3.15m x 2.02m

Double glazed window overlooking the front garden.

Bathroom Comprising bath and wash hand basin

Separate wc Comprising low flush wc

The airing cupboard on the landing houses a Vaillant combi gas boiler

EXTERNAL

The front and rear garden are neatly maintained with trees, plans and shrubs.

GENERAL INFORMATION

Rent £1,200 pcm exclusive of outgoings. The property is to be by

way of an Assured Shorthold Tenancy for one year, subject to satisfactory references. The first month's rent will be payable

on commencement of the tenancy.

Holding Deposit A sum equal to one week's rent will be payable when applying

for the property. This sum is retained if an applicant fails a Right to Rent check or withdraws form the tenancy. Once a tenancy agreement is entered into, this sum will form part of

the full Deposit payable (see below).

Details of Full Deposit A deposit equal to five week's rent is payable on 3 days prior to

commencement of a tenancy.

Council Tax Council Tax is payable to Stratford upon Avon District Council.

The Council Tax is Band D.

Viewing Strictly by prior appointment with Barlow Associates Limited

Contact Nick Barlow Telephone: 01676 522552

Email: yvonne.felix@barlow.associates.net

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- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Purchasers should satisfy

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