

## 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 between 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.



<b>Bedroom 2</b>	<b>3.71m (max) x 2.445m (max)</b> Double glazed window overlooking the rear garden, fitted radiator and carpeted.
<b>Bedroom 3</b>	<b>3.15m x 2.02m</b> Double glazed window overlooking the front garden.
<b>Bathroom</b>	Comprising bath and wash hand basin
<b>Separate wc</b>	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**

<b>Rent</b>	£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.
<b>Holding Deposit</b>	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 from the tenancy. Once a tenancy agreement is entered into, this sum will form part of the full Deposit payable (see below).
<b>Details of Full Deposit</b>	A deposit equal to five week's rent is payable on 3 days prior to commencement of a tenancy.
<b>Council Tax</b>	Council Tax is payable to Stratford upon Avon District Council. The Council Tax is Band D.
<b>Viewing</b>	Strictly by prior appointment with Barlow Associates Limited  Contact: Nick Barlow Telephone: 01676 522552 Email: yvonne.felix@barlow.associates.net

### **IMPORTANT NOTICE**

Barlow Associates for themselves for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- 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

themselves as to the condition and details generally.

- v) Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
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