



Harvington

£760 pcm

Available  
Now



An immaculate three bedroom house \* Hall \* 16' Living room \* Fitted kitchen \* Downstairs WC and bathroom \* Gas CH and d/glazing \* Garage \*

**7 Poplar Way  
Harvington  
WR11 8JD  
Page 2**

**This is an immaculate three bedroom modern house in this poplar village, close to Evesham town. Presented to a high standard the accommodation comprises, entrance hall, downstairs WC, fitted kitchen, 16' living room, three bedrooms and lovely bathroom. The property is complemented by UPVC double glazing, gas central heating, a garden and the added bonus of a garage.**

**ACCOMMODATION:**

Double glazed entrance door leading to the,

**Entrance hall.** Tiled floor, radiator, stairs to the first floor, archway to kitchen.

**Cloakroom.** WC with wash hand basin, tiling, radiator and extractor.

**Kitchen 8'3 x 8' (2.51m x 2.43).** Fitted with a range of base and wall cabinets with complementary worksurfaces and wall tiling. One and a half bowelled sink unit, built in Hotpoint gas hob with extractor over and built in Ignis electric oven below. Plumbing for washing machine, built in/concealed fridge and space for fridge/freezer. UPVC double glazed window to the front. Wall mounted Halstead Best 40 gas boiler. Tiled Floor.

**Living room 15'11 x 14'6 (4.85m x 4.41m).** An attractive fire surround with mantle and hearth (no fire). Two radiators, large walk in storage cupboard, UPVC double glazed window and double doors to the rear garden.

**Landing.** Access to loft space, built in airing cupboard with hot water tank and controls.

**Bedroom One 14'6 x 10'5 (4.41m x 3.17m).** UPVC double glazed window to the front, radiator, large built in cupboard/wardrobe.

**Bedroom Two 10'11 x 8' 3.32m 2.43m).** UPVC double glazed window to the rear, radiator.

**Bedroom Three 7'6 x 5'9 (2.28m x 1.75m).** UPVC double glazed window to the rear, radiator.

**Bathroom.** With a white suite comprising, a panelled bath with Aquastream shower unit over and screen, WC and wash hand basin. Radiator, wall tiling and extractor fan.

**OUTSIDE**

**Garage en-bloc. With up and over door, power, light and eves storage.**

There is a small lawn with hedging to the front with a larger lawned area with flower and shrub borders to the rear.

There is parking to the rear of the boundary with a garage close by.

16 11 18

**The property is under the Wychavon District Council 01386 565000.**

**Important Notes and Tenancy Conditions.**

1. The rent is to be paid in advance by standing order and the assured shorthold tenancy will be initially for 6 months, subject to satisfactory references.
2. No smokers or pets will be accepted unless by arrangement.
3. The tenant/s will need to pay a fee for referencing (£50 per person) and also a fee to reserve this property to cover admin charges (£185 per property) which will only be refunded if the Landlord does not complete the agreement.
4. When the tenant signs the tenancy agreement they will need to pay one month rent in advance as well as a deposit equal to a month rent plus £100, which will be protected by The Deposit Protection Service (no charge for registering).

5. Any adult who is to occupy the property will be required to sign/have their name on the tenancy agreement. Similarly anyone acting as Guarantor will also need to be reference checked (£50 charge), sign and be named on the agreement.
6. No personal cheques will be accepted unless cleared before the start of the tenancy.

The tenant is also responsible for paying Council Tax, Water Electricity, Gas and Telephone charges and is also responsible for insuring their own furniture and personal effects whilst in the premises.

**We are now required by HM Customs and Excise to verify the identity of all landlords and tenants. Therefore if you decide to rent this property, two forms of identification will be required.**