



Honeybourne

£695 pcm

Ready
September



A lovely character cottage * Three bedrooms * Large lounge * Kitchen/dining room * Bathroom * Three bedrooms * En-suite cloakroom * Gas CH and D/glazing *

Page 2
China Cottage
3 China Corner
Honeybourne
WR11 7PH

This is a lovely character cottage, which occupies a quiet village location. There are excellent local amenities, which include shops and two public houses, as well as a First School. The cottage comprises, entrance vestibule, living room, large kitchen/breakfast room, laundry area, downstairs bathroom with three bedrooms upstairs. The property is complemented by gas fired central heating, double glazing, parking for one car and a pretty rear garden.

ACCOMMODATION:

Partly glazed entrance door leading to the:

Entrance Vestibule Two windows. Tiled floor, wooden door leading to,

Living Room 18'4 x 10'7 (5.58m x 3.22). Ornate fireplace with grate hearth and mantle (non-operational). Two double glazed windows, ceiling beams, wall lights, t.v. point, radiator, telephone point.

Lobby Under stairs storage cupboard, tiled floor.

Kitchen/ breakfast 12'6 x 9'9 (3.81m x 2.97m). Range of base and wall mounted cabinets with laminated worksurfaces. Single drainer sink unit, Tricity Bendix electric cooker, ceramic wall tiling, double glazed window, radiator, tiled floor, door to rear garden, arch to,

Laundry Area Wood block work surface, two double glazed windows, tiled floor, wall mounted gas boiler.

Door from the living room leads to,

Inner Lobby Stairs to first floor, meter cupboard.

Bathroom White suite comprising, panelled bath with tiled surround and Mira Sport shower over, wall mounted wash hand basin, low level w.c. radiator, double glazed window to rear.

First Floor Landing:

Bedroom One 12'8 x 9'9 (3.86m x 2.97). Double glazed window to rear, built in double wardrobe, radiator, loft access.

Bedroom Two 10'8 x 10'5 (3.25m x 3.17). Double glazed window to front, radiator, built in airing cupboard.

Bedroom Three 7'2 x 9'8 max (2.18m x 2.94 max). Double glazed window to front, radiator.

OUTSIDE

Front There is one nearby parking space. A path leads around to the rear of the property.

Rear A lovely pretty garden well stocked with a range of flower and shrub borders and complemented by a lawned area with gravelled patio area as well. The garden offers a high degree of privacy. Garden shed and water tap.

DIRECTIONS

From our Town Centre offices proceed along Abbey Road, left at the bridge lights alongside Waterside, right at the next lights along Port Street and at the roundabout, take the second exit along Elm Road. At the by pass roundabout continue straight over to Badsey. Pass through the village and continue onto Bretforton. After the 'S' bend turn left to Honeybourne. Proceed into the village, where China Corner will be found on the right hand side just past 'The Thatched Tavern public house.

02 09 19

The property is under the Wychavon District Council with a C Tax banding.

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. No fees will be payable by the tenant apart from a holding deposit equal to one weeks rent. This will then be offset against the rent. However, this will be forfeited if the referencing checks are failed or the tenant changes their mind.
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 five weeks rent, 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 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.