



**Polhawn Dock Lane, Bredon**  
**TEWKESBURY, Gloucestershire**

**£950** PCM

## **Lovely 2 bedroom detached bungalow on an elevated plot enjoying country views in the wonderful village of Bredon**



Bredon is situated on the banks of the River Avon on the lower slopes of Bredon Hill at the beginning of the Cotswold's, located 3 miles north of the Gloucestershire market town of Tewkesbury. Formally known as Brensham Village it has been made famous by the writer John Moore, whose descriptions of village life between the wars are widely celebrated. Bredon has a strong village base centred around two public houses, The St Giles church and an array of sports clubs.

Commanding a raised plot down an exclusive Cul-da-sac in our favoured village of Bredon, giving views over the river to the beautiful local countryside. Bungalows are very sort after and to get one in Dock Lane is even rarer, especially one that has been looked after to this extent. Once you enter this home the scene is set, to the right is the living room with a log burner and extra large double glazed window letting natural light flood in, as well as taking full advantage of the wonderful views. The main bedroom also benefits from the riverside view while the fitted kitchen spreads across the back and gives direct access to the conservatory that flows onto the patio to enjoy the garden. The kitchen further benefits from an integrated fridge/freezer and integrated dishwasher and ample of work surfaces and cupboards. Bedroom 2 is another generously sized double and has views of the rear. The modern family bathroom is shower over bath and the property further benefits from storage. To complete this detached bungalow the sweeping driveway leads to a garage that benefits from double doors at the back, allowing you easy access from both ends.



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### Summary

- Two Double Bedrooms
- Living Room with Log Burner
- Conservatory
- Garage and Driveway
- Commanding a raised plot in an exclusive Cul-da-sac
- Views over the river to the beautiful local countryside

### Highlights



1047 Sq Ft



Pubs – Royal Oak // Fox and Hounds



Church – St Giles Church



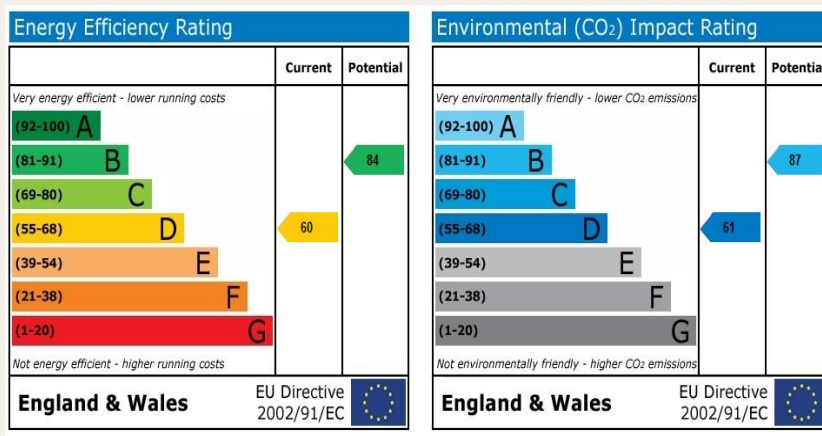
Bredon has an abundance of parks and open spaces, where local sports clubs play and socialise.

**Interested in this property?**

For viewings and advice please get in touch with our  
Tewkesbury branch on 01684 294 796

## Tewkesbury

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## Tenant Fees

When you apply to rent a property that Andrews is marketing, it is important that you are aware of the fees that you will need to pay at the start of the tenancy and also any that may become payable during your tenancy. These fees are payable in addition to the rent and dilapidations deposit payable on your tenancy. All fees (where applicable) are inclusive of VAT.

• Fixed Admin Fee for First Tenant:	£349.99
• Fixed Admin Fee for Second Tenant:	£100.00
• Fixed Admin Fee for Additional Tenant Per Person:	£100.00
• Guarantor Fee:	£150.00
• Company Reference Fee:	£349.99
• Tenancy Extension Fee:	£120.00
• Third Party Referencing Fee:	£30.00
• Check-Out Fee:	£54.00
• Change Move In Date Fee:	£360.00
• Replacement Tenant Fee:	£349.99
• Holding Fee:	£300.00
• Dilapidation Deposit:	£1,315.38

All fees (where applicable) inclusive of VAT

## The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

## Disclaimer

You might need to pay administration fees when you rent a property in England, Wales or Northern Ireland. Please contact us to find out more.

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

