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Tirle Brook Road, Tewkesbury

£1,900 PCM

BELVOIR!



Key Features

- > Large living room
- > Open plan kitchen and dining room
 - > Separate utility room
 - > Separate study room
- > EV charger & Solar PV array
- > Garage and 2 parking spaces
 - > EPC rating B

****AVAILABLE DECEMBER 2024****

We are delighted to present this impressive 4-bed family home,, built by Linden Homes in 2021 and finished in a contemporary style, for let at the beginning of December.

The accommodation comprises a large and inviting hallway leading to the full length living room with remote control curtains and french doors to the garden, the open plan fitted kitchen/dining room with french doors to the garden, a good-sized utility room with plumbing for a tumble dryer and washing machine, a cloakroom/WC and a study.

Leading up the staircase from the hallway is the main bedroom with fitted wardrobes and a separate ensuite. There are 3 further double bedrooms and a family





bathroom with a shower over the bath.

To the rear of the property is a large mainly lawned garden and borders, with a usable garden shed. There is a gate with access to the garage & 2 parking spaces.

This home benefits gas central heating, double glazing throughout and from a high specification of a Lux Power solar panel array, 3x energy storage batteries, security cameras and a Zappy electric vehicle charging point (all of which would be subject to subscription packages taken out by prospective tenants if required).

Located near the village of Pamington, Tewkesbury with schools nearby (Ashchurch Primary School <1 mile, Northway Infant School 1 mile, Tewkesbury School only 2 miles). Access to the M5 in only 5 minutes and by car to Tewkesbury 2 miles, Cheltenham 10 miles, Gloucester 15 miles.

Council Tax: F (Tewkesbury)
EPC rating: B







Tenancy Information

A refundable holding deposit is required to secure this property equal to one weeks rent, the full deposit payable is a maximum of 5 weeks rent. Information regarding tenant fees is available on our website. If you have any questions, please contact the office directly.

Material Information

Building Safety:

The landlord has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property, nor is it at risk of collapse.

Accessibility/Adaptations:

The landlord has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

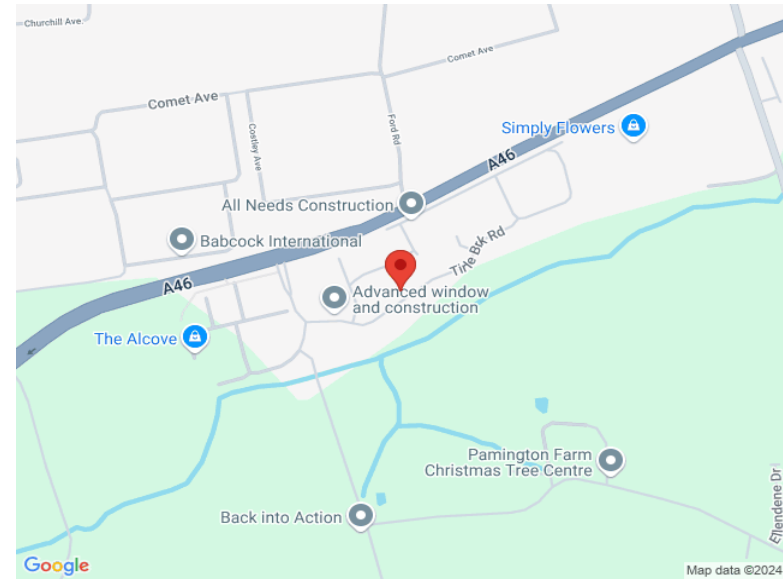
Disclaimer

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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