

LETS



£1,250 pcm

8 Ribston Close
St. Johns Worcester

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A particularly well presented and much improved extended unfurnished semi detached bungalow situated within a peaceful no through road in a popular and sought after location. Benefitting from gas fired central heating and double glazing the accommodation comprises; Entrance Hallway, Reception Hall, Sitting Room, Inner Hallway, Two Ground Floor Bedrooms, Bathroom with shower, Fitted Kitchen with oven and hob, Lean To Utility Room and superb sized light and airy Principal Bedroom on the first floor with Velux windows. Outside; Block Paved Driveway allowing off road parking and Lawned Rear Garden with patio area. EPC RATING - C70. COUNCIL TAX BAND - C - WORCESTER COUNCIL. AVAILABLE MID AUGUST 2024. VIEWING IS VERY STRONGLY RECOMMENDED!

A tenancy agreement will be set up on an initial six or twelve month period. Rent is payable monthly in advance on the same day of each month by standing order that the tenancy commenced - unless otherwise specified the rent is exclusive of all outgoings. A holding deposit equivalent to one weeks' rent per tenancy is charged, which is deductible from the final calculated move-in monies. If references are not satisfactory or you decide to withdraw your application the holding deposit becomes non-refundable. Satisfactory references are required prior to an application being approved along with a deposit equivalent to five weeks' rent which is refundable upon departure with a satisfactory inspection of the property by the Landlord at the end of the tenancy agreement. On receipt of acceptable references the tenancy agreement will be drawn up.



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