

25, St. Pauls Close
Evesham, WR11 2EY

£1,050 Per calendar month
Deposit - £1,211

CHRISTIAN LEWIS PROPERTY









2 1 1 C

AVAILABLE END NOVEMBER || TWO BEDROOM HOUSE || SINGLE GARAGE & PARKING

A wonderfully presented, two bedroom end of terrace house located in the popular 'saints' area of Evesham. In prime position providing access to local first schools, supermarkets, homeware stores, a gym and fast food restaurants it offers versatility. If you are travelling to nearby towns and cities, it sits on the edge of Evesham so road links are accessible easily.

Front door into the hallway with stairs to the first floor, through to the welcoming living room with feature fireplace and window overlooking the front of the property. Through to the kitchen, with a variety of wall and floor units, breakfast bar and spaces for white goods.

To complete the ground floor is a useful conservatory, offering the ideal space for a dining table, playroom or home office space. The conservatory opens up onto the rear garden, which is predominantly laid to lawn with established bushes, shrubs and complete with a patio area. An external side gate provides complete ease from front to back.

Stairs elevate to the first floor where you will find two bedrooms, one double and one good size single, both benefitting from a built in wardrobe cupboard. The bedrooms are serviced by a family bathroom which comprises of bath, over bath shower, wc and basin.

Externally, there is a small, low maintenance garden and a single garage with driveway parking.

Important Application & Tenancy Costs Information
A refundable holding deposit equivalent of one weeks rent will be required upon provisional acceptance of application to secure the property until all checks have been completed.

Following successful completion of all referencing checks the one weeks deposit will be transferred to your tenancy account and used towards the first months rent, unless otherwise agreed.

The holding deposit is non refundable in the following situations and instead used to contribute towards incurred costs;

• You and/or any of your co-applicants decide to withdraw from the process after this application is submitted to us.
• No legal authority to rent (Failing Right to Rent Checks)
• False, inaccurate, missing, or misleading information is supplied by you
• Failure by the applicants, referees and/or guarantors to complete the process
• Failure to sign a Tenancy agreement within 14 days from the date of application unless otherwise previously agreed. Should extension be permitted, a maximum of 21 days from payment of holding deposit is required

A full deposit equating to five weeks rent is payable upon signature of agreement.

Other Permitted Payments to Us During Tenancy

• Variation to Tenancy At Tenant Request - £50
• Cost of Replacement Keys - Cost of replacement
• Refundable Holding Deposit - equal to 1 weeks rent
• Full Deposit - rent under £50,000 per year equal to 5 weeks rent
• Full Deposit - rent over £50,000 per year equal to 6 weeks rent
• Company Let (Non Housing Act Tenancy) - £500
• Unpaid Rent (chargeable after 14 days of due date) - 3% over the bank of England base rate

Other Permitted Payments to Providers During Tenancy

• Utilities (gas, electricity, water, oil)
• Council Tax
• Internet & Phone Subscriptions
• TV License (Where applicable)

About Us

Christian Lewis are members of The Property Ombudsman (TPO) which is a redress scheme, and our client money is protected via a 3rd Party. More information can be obtained by visiting our website, or calling the office.

Lettings Important Property Details
The property is offered on an unfunished basis
Council Tax Band - B
Energy Performance Rating - C
Main Heating Source - Gas central heating

We recommend that you check the following to ensure the property suits your requirements:

To Check Broadband Availability - Ofcom Broadband Checker
To Check Mobile Availability - Ofcom Mobile Checker
Additional Property Details - Wychavon - My Local Area

DISCLAIMER
Whilst we make enquiries with the landlord to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact.

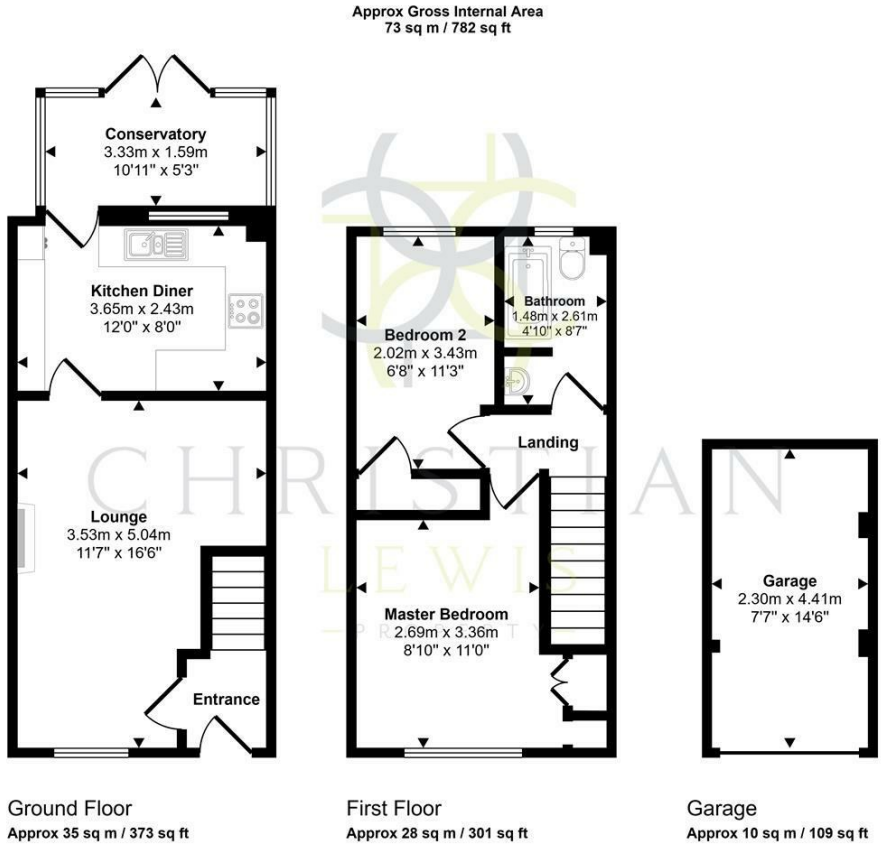
Please inform us if you become aware of any information being inaccurate.







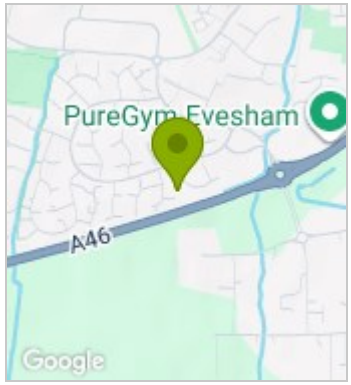
Floor Plan & Important Information



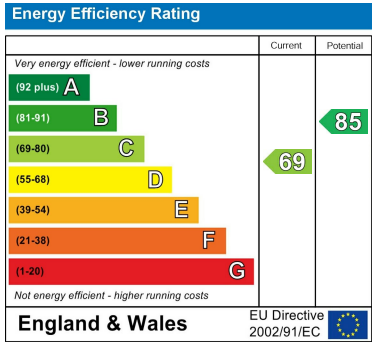
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- 2 Bedroom End Terrace House
- Single Detached Garage & Driveway Parking
- Prime Location - Close To Amenities
- Cul De Sac
- Both Bedrooms With Built In Wardrobe
- Private Rear Garden With Side Access Gate
- Living Room With Fireplace
- Energy Rating C
- Council Tax Band B
- Unfurnished

Area Map



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.
No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

14 Broad Street, Pershore, Worcestershire, WR10 1AY
Tel: 01386 555368
Email: lettings@christianlewisproperty.co.uk
www.christianlewisproperty.co.uk