

47, St. Patricks Close
Evesham, WR11 2TW

£950 Per calendar month
Deposit - £1,096

CHRISTIAN
LEWIS
PROPERTY











2 1 1 C

Available November - A Charming 2 Bedroom Mid Terrace House located in the popular 'Saint's' area.

The property boasts two well-proportioned bedrooms, including a spacious double bedroom complete with a built-in wardrobe, and a cosy single bedroom featuring two built-in cupboards, providing ample storage space.

The heart of the home is the inviting living room, which is enhanced by double patio doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen is well-equipped with an integrated electric cooker and gas hob, along with designated space for a washing machine and fridge freezer.

Outside, the rear garden features a well-maintained lawn, a patio area perfect for al fresco dining, and a shed for additional storage. The side access gate adds convenience, allowing easy entry to the garden.

Parking is a breeze with allocated space for one vehicle, ensuring you have a secure spot for your car. The property is ideally situated in a prime location, close to supermarkets, schools, and home shops, making daily errands and family life exceptionally convenient.

The property is available November || Unfurnished || Energy Rating C || Council tax Band B

Lettings Important Details

The property is offered on an unfurnished basis
Council Tax Band - B
Energy Performance Rating - C
To Check Broadband Availability - Ofcom Broadband Checker
To Check Mobile Availability - Ofcom Mobile Checker
Additional Property Details - Wychavon - My Local Area

DISCLOSURE

Whilst we make enquiries with the property owner 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. All representations contained in the particulars are based on details supplied by the owner. Please inform us if you become aware of any information being inaccurate.

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

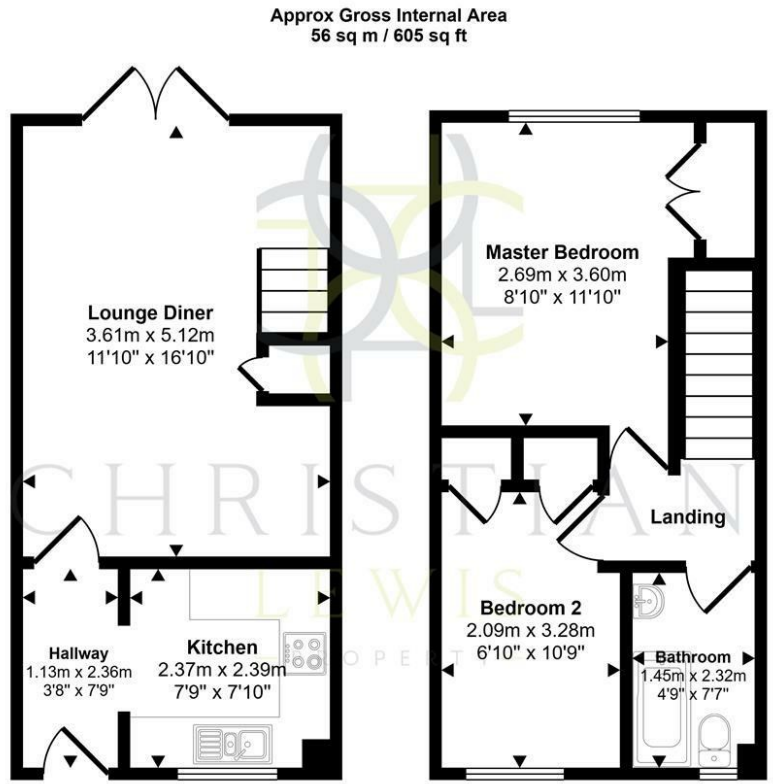
Christian Lewis are members of The Property Ombudsman (TPO) which is a redress scheme, and our client money is protected via a 3rd Party. More information can be obtained by visiting our website, or calling the office.







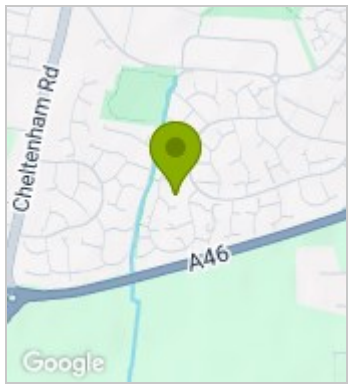
Floor Plan & Important Information



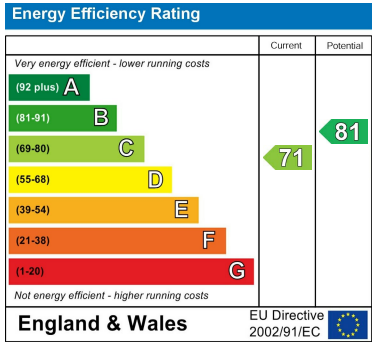
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

- 2 Bedroom House
- Mid Terrace
- Rear Lawned Garden with Shed
- Allocated Parking
- Prime Location
- Energy Rating C
- Council Tax Band B
- Available Now
- Good Size Living Room

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