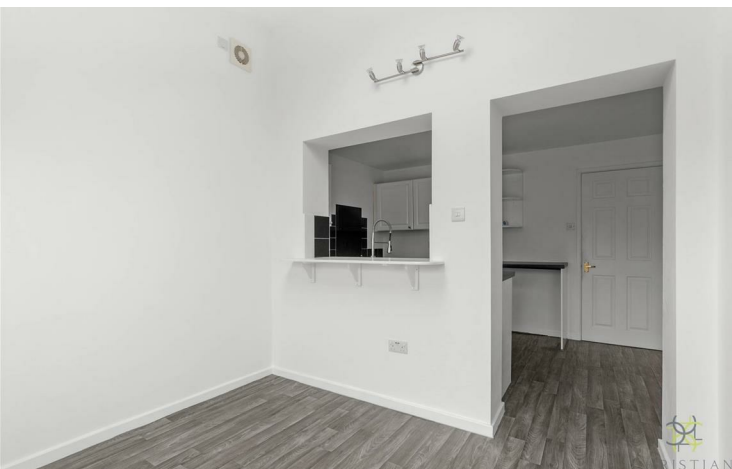




80, Briar Close
Evesham
WR11 4JJ

£1,100 PCM



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£1,100 PCM

AVAILABLE NOW || 2 BEDROOM HOUSE || TOWN CENTRE LOCATION ||

Briar Close is a wonderfully presented, 2 bedroom mid-terrace house located in the heart of Evesham Town Centre, with a low maintenance garden and gated parking this property must be seen to be appreciated.

Entrance Porch flows through to the welcoming living room, with staircase elevating to the first floor. From the living room the property extends into the kitchen with a variety of wall and base units, space for freestanding white goods and an integrated cooker/hob. The heart of the home however is in the modern extension which serves as the dining room, a wonderfully versatile space which could otherwise be used as a dining room, office space or play room. Patio doors lead from the dining room into the low maintenance garden. The garden is predominantly laid to paving, offering a low-maintenance outdoor space, alongside an area of artificial grass, alongside a garden shed.

The garden also serves as access into the residents gated parking area where you will find one allocated parking space, and an additional space for visitors. Additionally, there is plenty of on street parking to the front of the property to be used for convenience.

On the first floor, you will find 2 well proportioned bedrooms and a family bathroom with bath, over bath shower, wc and basin. Bedroom 1 is further complimented by a built in cupboard.

Evesham is a market town which is famous for its Asparagus and the Battle Of Evesham. A Town full of history and charm, with a variety of supermarkets, restaurants, shops and banks. If you love the outdoors, the River Avon is located a short distance away and is also accompanied by 2 parks.

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.

Important Property Details

The property is offered on an Unfurnished basis

Council Tax Band - B

Energy Performance Rating - C

Main Heating Source - Gas Central

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

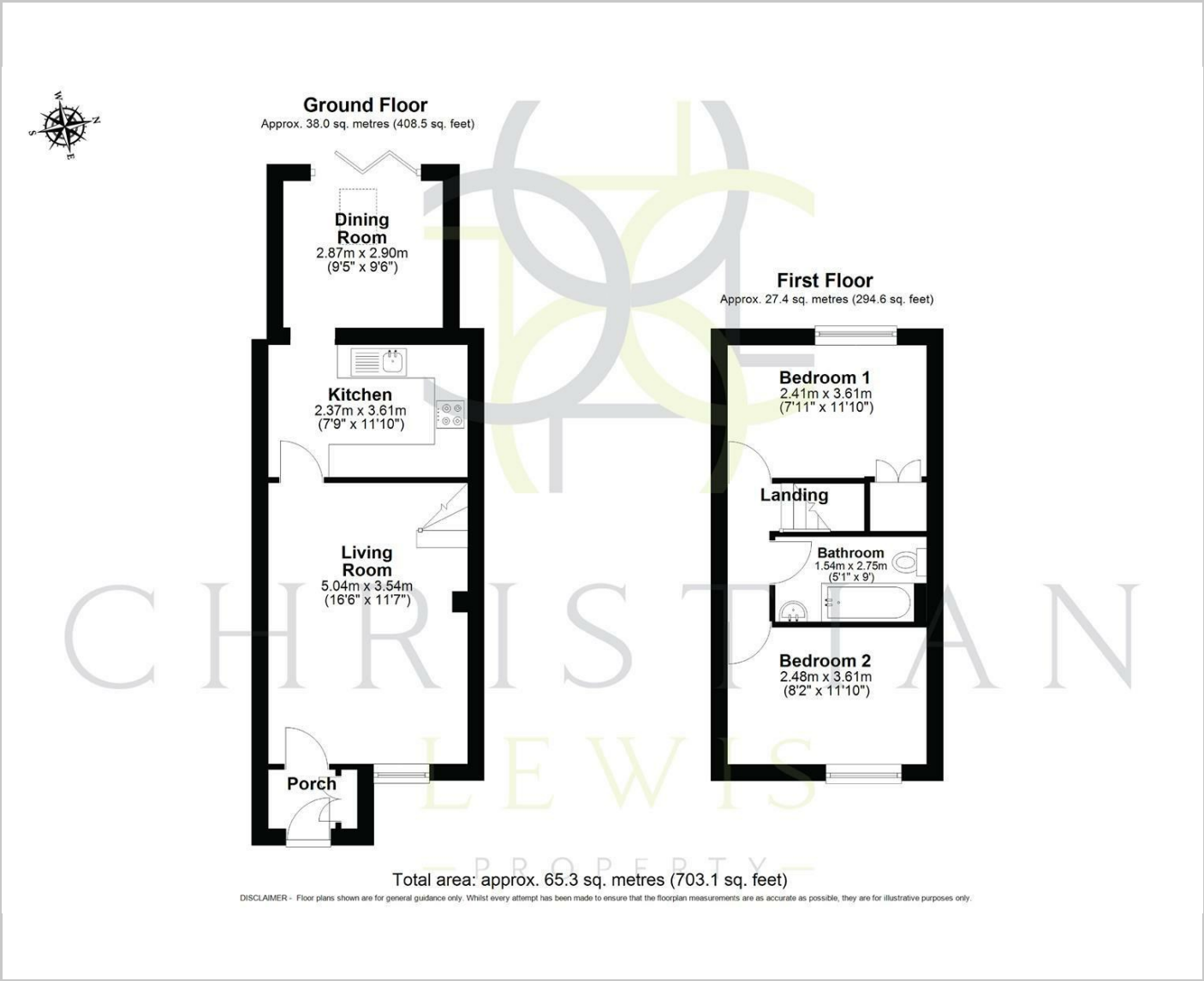
DISCLOSURE

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.



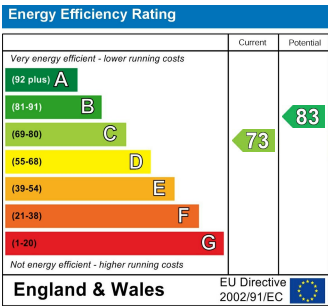
Floor Plans



Area Map



Energy Performance Graph



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 purchasers 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.