

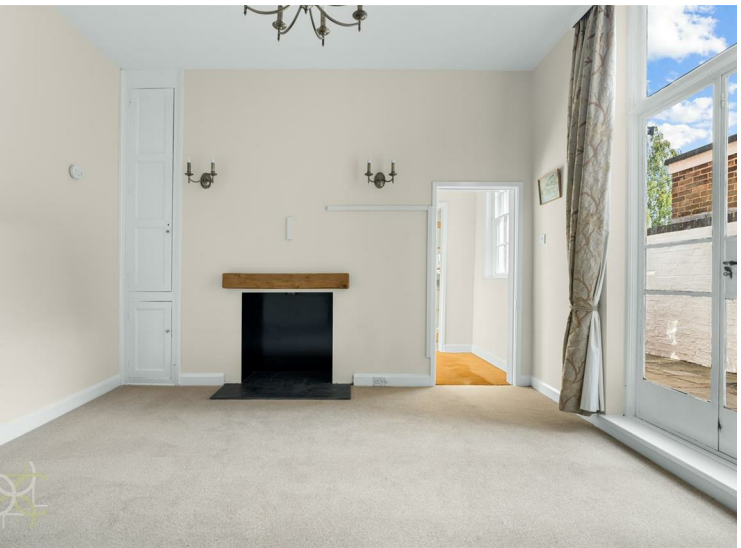
Bredon House, 35, Bridge Street
Pershore, WR10 1AL

£2,200 PCM
Deposit - £2,538

CHRISTIAN
LEWIS
PROPERTY









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AVAILABLE NOW || RIVER EDGE LOCATION ||

A distinguished five bedroom townhouse occupying an enviable position on Bridge Street, Pershore. Offering an impressive blend of period character, generous proportions and versatile accommodation arranged over three floors, this exceptional home is complemented by a substantial mature garden extending to the river edge, a double garage and extensive parking.

From the moment of arrival, the striking entrance hall sets the tone, featuring elegant Victorian-style patterned floor tiles and leading into the first reception space. The generous living room is centred around an attractive open fireplace, with a beautiful bay window overlooking Bridge Street. A second reception room provides a versatile additional space, ideal as a formal dining room, family room or family room.

The impressive kitchen diner forms the heart of the home, fitted with a comprehensive range of timeless Shaker style wall and floor units, a large double oven and part integrated appliances. The generous proportions provide an excellent environment for both everyday family life and entertaining. A spacious pantry and useful basement further enhance the ground floor space.

The first floor provides a substantial principal bedroom with built-in wardrobes and private ensuite shower room, alongside a further double bedroom and family bathroom. The second floor offers three additional generously proportioned double bedrooms and a separate WC, creating exceptional flexibility for family living.

Outside, the property benefits from ample private parking, a double garage and brick-built storage shed. The rear garden is a particular highlight, extending towards the river and offering an exceptional degree of privacy. Beautifully mature, it features generous lawns, established plants, shrubs and trees, together with a dedicated decking area and private mooring it boasts the perfect spot to relax.

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 unfurnished basis
Council Tax Band - E
Energy Performance Rating - E
Main Heating Source - Gas Mains

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.

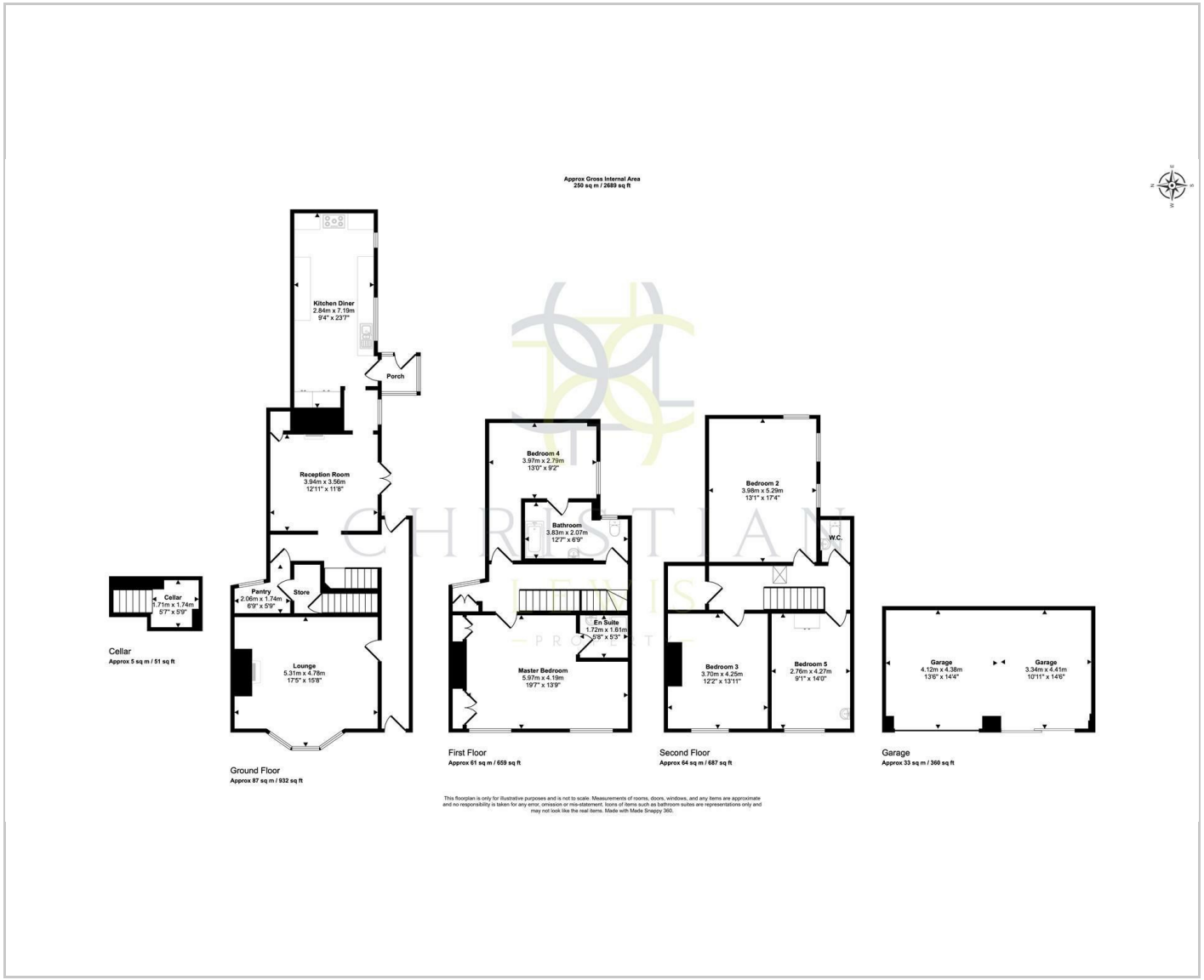
Please inform us if you become aware of any information being inaccurate.





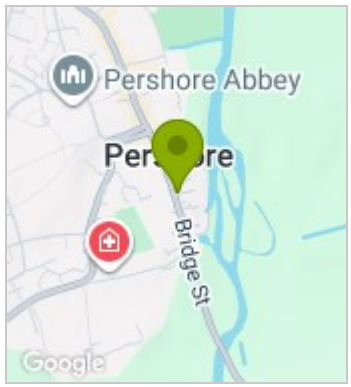


Floor Plan & Important Information

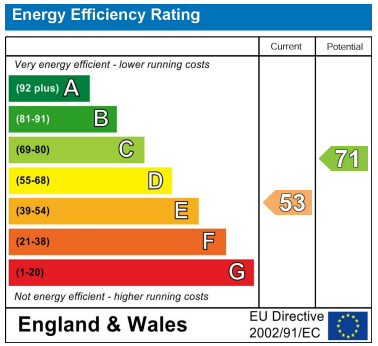


- River Edge Location - With Mooring
- 5 Bedroom Townhouse
- 2 Reception Rooms
- Large, Modern Kitchen Diner
- Accomodation Arranged Over 3 Levels
- Extensive Garden - Beautifully Matured
- Large Living Space
- Traditional Features
- Double Garage & Driveway Parking
- Pershore Town Centre

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.

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