4, University Fields
Evesham, WR11 2TD

£1,350 PCM
Deposit - £1,557

CHRISTIAN
LEWIS
PROPERTY

3 2 1 B

AVAILABLE NOW || 3 BEDROOM HOUSE || NEW BUILD

An exceptionally presented, three bedroom, semi detached home, ideally situated in Evesham. Built in 2025, this modern property offers an appealing combination of contemporary accommodation, energy efficiency and easy living making it an excellent choice.

The property is entered via a welcoming entrance hall, with stairs rising to the first floor and doors leading through to the main living accommodation.

The spacious sitting room is a bright and comfortable reception space, benefiting from a large front-facing window which allows plenty of natural light to fill the room. Useful understairs storage provides additional practicality.

To the rear is the impressive modern kitchen/diner, fitted with a stylish range of Shaker Style wall and floor units, integrated appliances and generous worktop space. Additionally, there is ample room for a dining table, while patio doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces.

A separate utility room provides useful additional space for laundry and storage, while a downstairs WC completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from a private ensuite shower room, whilst bedrooms two and three are served by the contemporary family bathroom.

Externally, the property enjoys a good sized rear garden, predominantly laid to lawn with a patio area providing an ideal space for outdoor seating and entertaining. A garden shed offers useful additional storage.

The property also benefits from private off-road parking, on a tandem driveway situated to the side of the house.

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

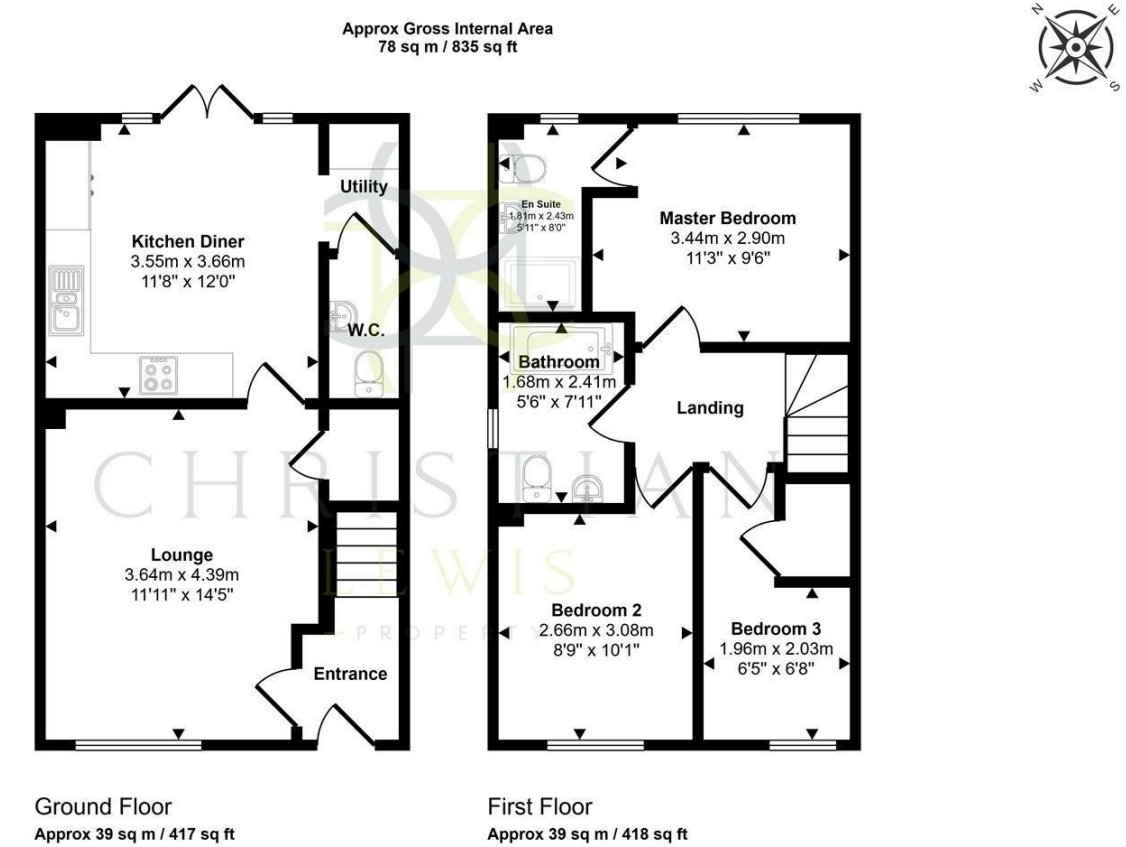
The property is offered on an unfurnished basis
Council Tax Band - C
Energy Performance Rating - B
Main Heating Source - Gas Mains
We recommend that you check the following to ensure the property suits your requirements:

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.

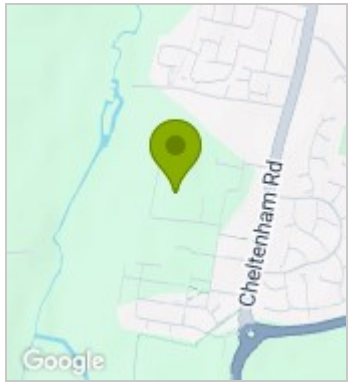
Floor Plan & Important Information



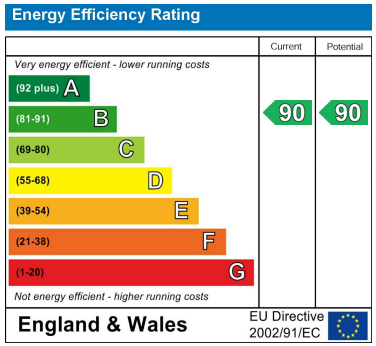
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

- Available Now
- 3 Bedroom Semi Detached House
- Spacious Kitchen Diner With Patio Doors
- Utility Room
- Bedroom 1 With Ensuite Shower Room
- Private Rear Lawned Garden With Shed
- Driveway Parking
- Immaculately Presented
- Energy Rating B
- Council Tax Band C

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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