



Hill Rise, 25, Gorse Hill
Ashton-Under-Hill
Evesham, WR11 7SP

£1,650 PCM
Deposit - £1,903



AVAILABLE END NOW || 3 BEDROOMS || LINK DETACHED BUNGALOW || SINGLE GARAGE || WRAP AROUND GARDEN

Tucked away in the picturesque and highly desirable village of Ashton Under Hill, this beautifully presented three-bedroom link-detached bungalow offers the perfect combination of peaceful rural charm and spacious, modern living. Situated in a popular cul-de-sac with breathtaking views this one is not to be missed.

The bright and airy living space flows effortlessly, with a large open-plan lounge and dining area forming the heart of the home. Patio doors open directly onto a raised deck, drawing the eye to the expansive garden and panoramic views beyond, a truly wonderful backdrop for your morning coffee or evening unwind, further boasting space for a dining table for practicality.

The kitchen is both stylish and practical, with plenty of workspace and storage, plus the benefit of a new oven and fridge and large window to allow for a light flooded space.

All three bedrooms are well-proportioned and versatile, offering space for family, guests, or even a dedicated home office. The main bedroom enjoys its own private ensuite shower room, while a sleek and modern shower room serves the rest of the home.

Outside, the property really shines. A generous wrap-around garden offers a range of spaces to enjoy, boasting neatly kept lawn and mature borders to the elevated decking that makes the most of the uninterrupted, private, countryside views. Whether you are green-fingered, or a new beginner its the perfect garden to enjoy.

With driveway parking to the front of the property alongside a single garage offering additional storage, this is a home that ticks all the boxes. The garage is further complimented by light & power, up and over door, door with access to the rear, integral door into the property and worktop/cupboards for additional storage.

The property is available on an unfurnished basis, energy rating and council tax bands are both E.

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 - E

Energy Performance Rating - E

Main Heating Source - Electric

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

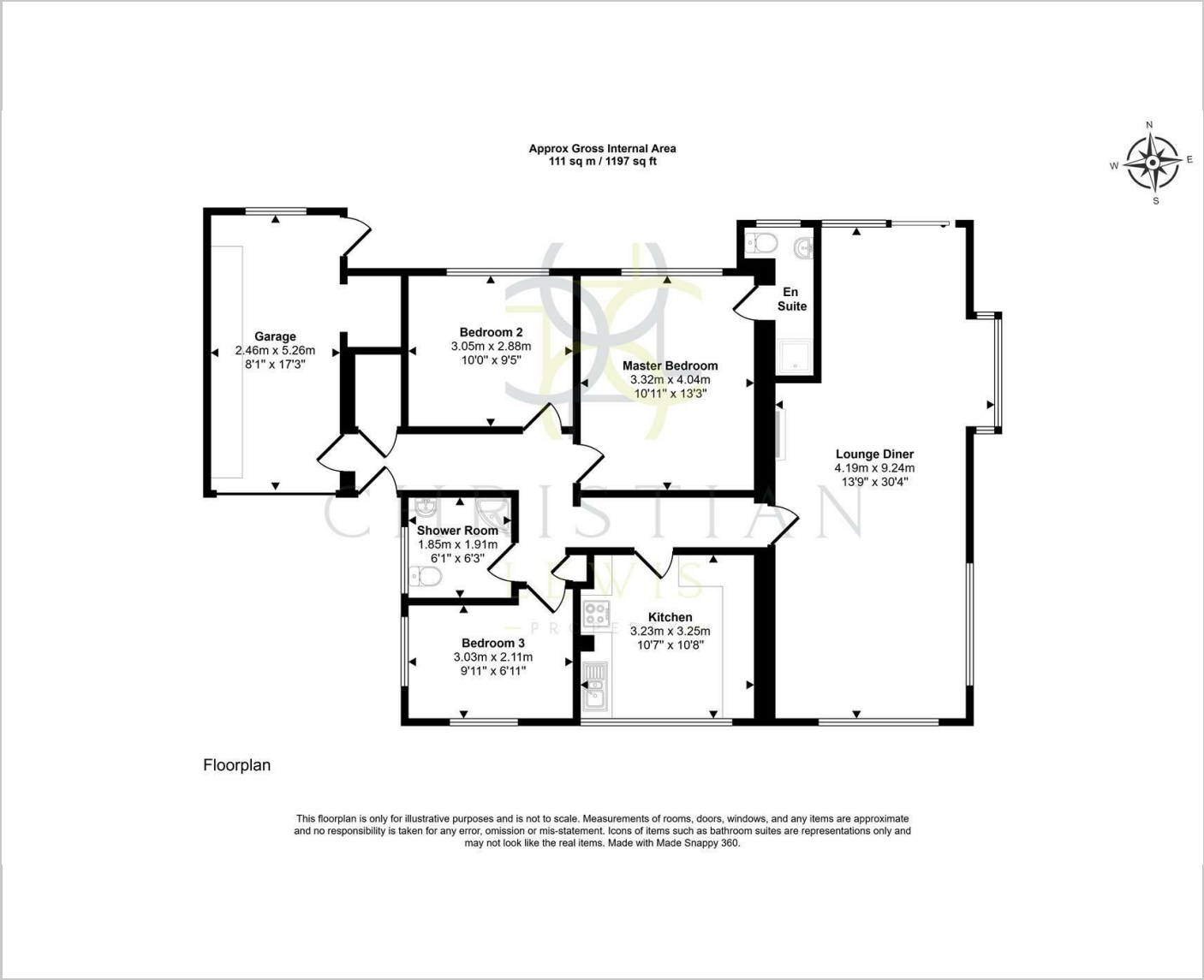
DISCLOSURE

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.



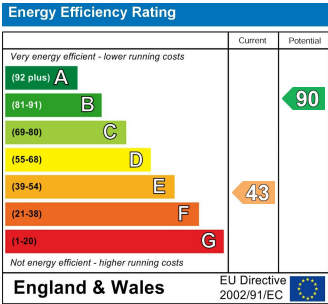
Floor Plans



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.