



6 Cullabine Court, Main Street  
Dumbleton  
Evesham  
WR11 7TH  
**£1,875 PCM**





## 6 Cullabine Court Main Street, Dumbleton, Evesham, WR11 7TH

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Christian Lewis are thrilled to bring Cullabine Court to the market. Nestled on Main Street in the desirable village of Dumbleton near Evesham, this charming three-bedroom, 3 bath/shower room, detached barn conversion offers a unique blend of rustic charm and modern living. Spanning an impressive 1,295 square feet, this property is perfect for those seeking the quieter side of life within a close-knit community.

The accommodation comprises; wrap around entry points, with double patio doors into the light, open plan, living room & country style kitchen. The kitchen really is the heart of the home here, with fitted units, breakfast bar and spaces for white goods it offers practicality, charm and doubles up as a perfect entertaining spot! Accompanied by the charming living room, with dual aspect natural light flowing through and a door leading to the garden its the perfect relaxation spot. Additionally, downstairs is accompanied by a WC cloakroom.

Stairs elevating to the first floor, with original wooden beams, long landing and extra large windows the property oozes natural light and rustic charm. There are 3 generous size double bedrooms, 2 of which have an ensuite shower room set within. All 3 bedrooms are also accompanied with built in storage. If this wasn't enough, there is a further bathroom with full suite.

Externally the property is offered with a private lawned garden with views spanning over the countryside, on the opposite side of the property you have a slabbed patio area, and door into the separate utility/office space - a great space for additional storage, hobbies or work.

To the front there is a stoned driveway with ample space for 3/4 vehicles comfortably.

Available now || Energy Rating D || Council Tax Band F || Long Term Let Preferred ||

#### 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 and before move in.

#### 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 - F  
Energy Performance Rating - D  
Main Heating Source - LPG Gas

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 - Tewkesbury Council

#### \*DISCLOSURE\*

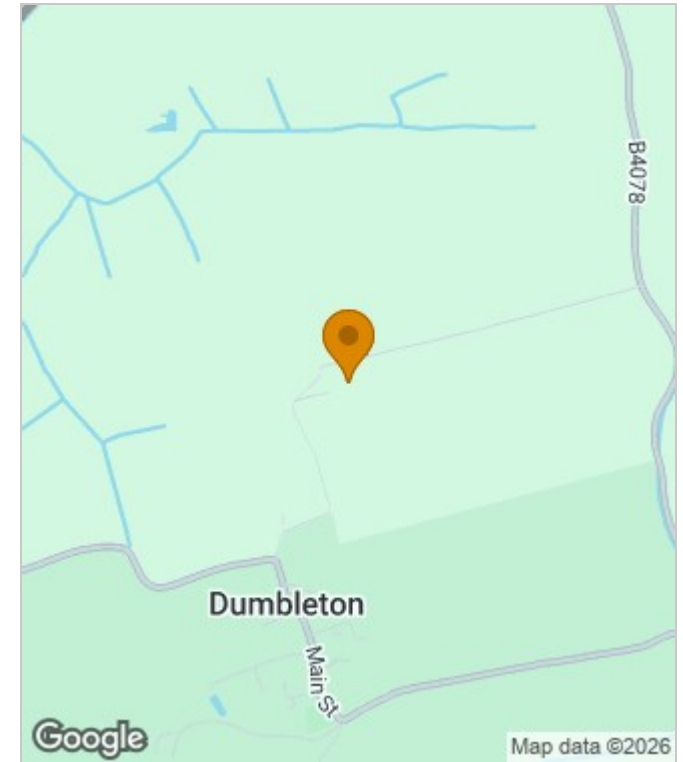
Whilst we make enquiries with the property owner to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact.



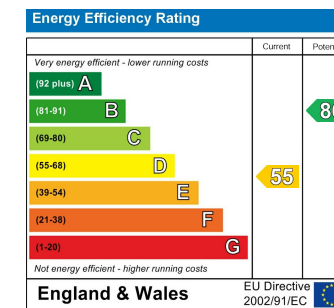
## Floor Plans



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.