



1 Bredon Vale, Paynes Lane
Fladbury
Pershore
WR10 2QH
£1,350 PCM



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|| AVAILABLE NOW || 3 BEDROOM HOUSE || GARAGE || LARGE GARDEN || VILLAGE LOCATION

A wonderfully presented, 3 bedroom semi detached house located in Fladbury, near Pershore. This delicately extended property offers a wealth of both living space and external space.

Front door leading into the spacious hallway, with under stair cupboard. Through to the generously sized living room which could also be utilised as a living/diner and is complete with an open fireplace - perfect for those cosy evenings. The front room also benefits from direct access into the garden via double patio doors for convenience.

The dining room is also located on the ground floor, and provides flexibility on use, whether its a play room, home office or space to entertain.

The modern kitchen/utility finishes the ground floor off perfectly. With its modern design shaker style kitchen, and a wealth of both cupboard and worktop space its every cooks dream! Additionally, there is space provided for your freestanding white goods. There is also an outdoor WC for additional convenience.

Wrap around stairs which elevate to the first floor where you will find three well proportioned bedrooms and the family bathroom. Two of the bedrooms are good size doubles, accompanied by a generous size single. The bathroom is a complete suit with bath, over bath shower, wc and basin.

Externally, the property boasts front and rear gardens, driveway parking and a useful garage. The front garden is predominantly laid to lawn and the rear garden is generous in size, again predominantly laid to lawn with a variety of shrubs and plants.

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
- Early Termination of Tenancy - Landlords reasonable costs
- 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 - C

Energy Performance Rating - D

Main Heating Source - Gas Central Heating

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

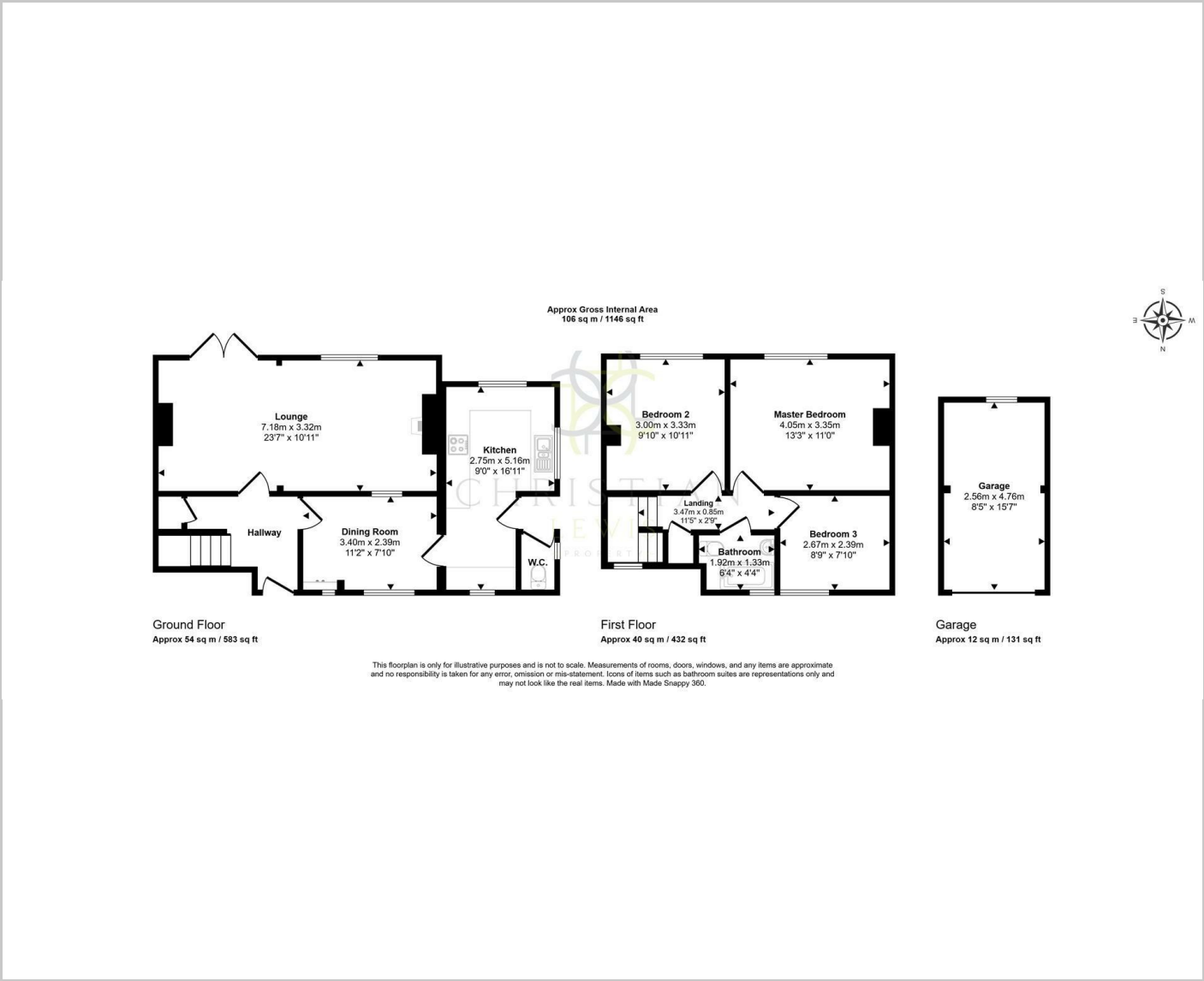
Additional Property Details - Wychavon - My Local Area

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.



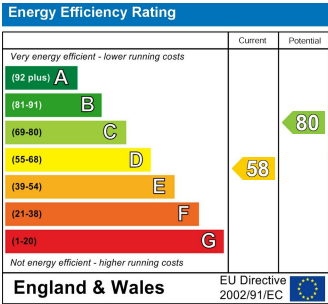
Floor Plans



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.