



1A, Glebe Road
Aston Somerville
Broadway, WR12 7JB

£1,750 Per calendar month
Deposit - £2,019



CHRISTIAN
LEWIS
— PROPERTY —



Available Early October 2026 || 4 Bedrooms || Detached House

Nestled in the sought after village of Aston Somerville on a no through road, this impeccably presented four bedroom detached house, with 2 bathrooms, 2 reception rooms and driveway parking this must be seen to be appreciated.

Driveway parking for one vehicle, and nearby on street parking for additional, entrance into the welcoming hallway. This flows seamlessly into the spacious dining room with bay window as the second reception room, the main reception room is the dual aspect living room, with large window to the front, stylish décor, and open fire its the perfect entertaining spot. To the rear of this room are patio doors leading to the secure, low maintenance garden.

The kitchen - a stylish shaker style design with spaces for undercounter white goods and integrated oven/hob is accompanied by a breakfast bar, and separate utility with sink, space for white goods and downstairs cloakroom. The utility also has a door leading to the rear garden.

Stairs elevate to the first floor where you will find four generous size bedrooms. Bedroom 1 further boasts an ensuite bathroom with full suite and built in wardrobes.

To complete the first floor is the family bathroom, comprising of bath, over bath shower, wc and basin.

Externally, is the rear garden, low maintenance with a slabbed finish alongside a garden shed. The garden further benefits from an outdoor tap.

Aston Somerville is a small, historic rural village located in the Wychavon district of Worcestershire offering vehicle access to neighbouring cities and towns.

Lettings Important Property Details

The property is offered on an Unfurnished basis
Council Tax Band - E
Energy Performance Rating - D
Main Heating Source - Oil

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.

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

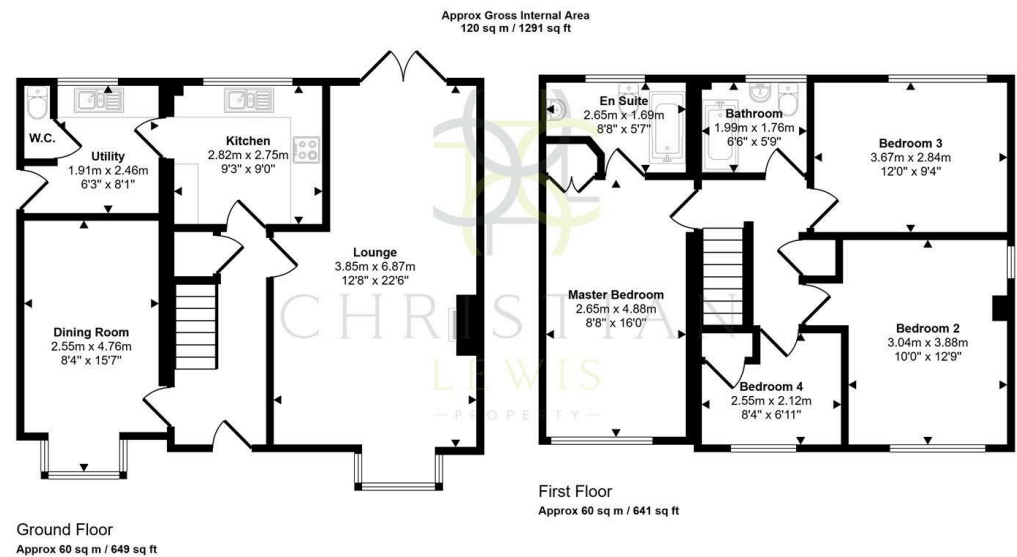
- Utilities (gas, electricity, water, oil)
- Council Tax
- Internet & Phone Subscriptions
- TV License (Where applicable)

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.



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 Early October 2026
- 4 Bedrooms
- Detached House
- Located in Aston Somerville
- Bedroom 1 with Ensuite Bathroom
- 2 Reception Rooms
- Kitchen With Utility Room
- Village Location
- Dual Aspect Living Room With Open Fire
- Energy Rating D - Council Tax Band E

Area Map



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	74
England & Wales		
EU Directive 2002/91/EC		

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.