



35, St. Johns Close
Evesham, WR11 2ER

£875 PCM
Deposit - £1,009



CHRISTIAN
LEWIS
— PROPERTY —



AVAILABLE NOW || 1 BEDROOM HOUSE || PRIVATE GARDEN || ALLOCATED PARKING SPACE

Conveniently located on the popular Charity Crescent, Evesham is this immaculately presented, one bedroom house. Offered with private garden, allocated parking space and within prime location, its not to be missed!

Front door into entrance porch, leading seamlessly into the welcoming living room. The living room features a large bay window, allowing for natural light to fill the space. Doorway leading into the galley style kitchen, with a variety of wall and floor units, alongside integrated oven/hob. The kitchen is finished with white units and back worktops, and provides space for freestanding appliances. There is also a small under stair storage for convenience.

Stairs elevate to the first floor where you will find the main double bedroom which is complete with wardrobe cupboard storage, the bathroom which is complete with bath, over bath shower, wc and basin. To complete the first floor is a handy airing cupboard for storage.

Externally, there are two allocated parking spaces, and a side gate to a private garden. The garden is offered with a brand new wooden shed, and is low maintenance gravel, with small patio area.

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 - B
Energy Performance Rating - D
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

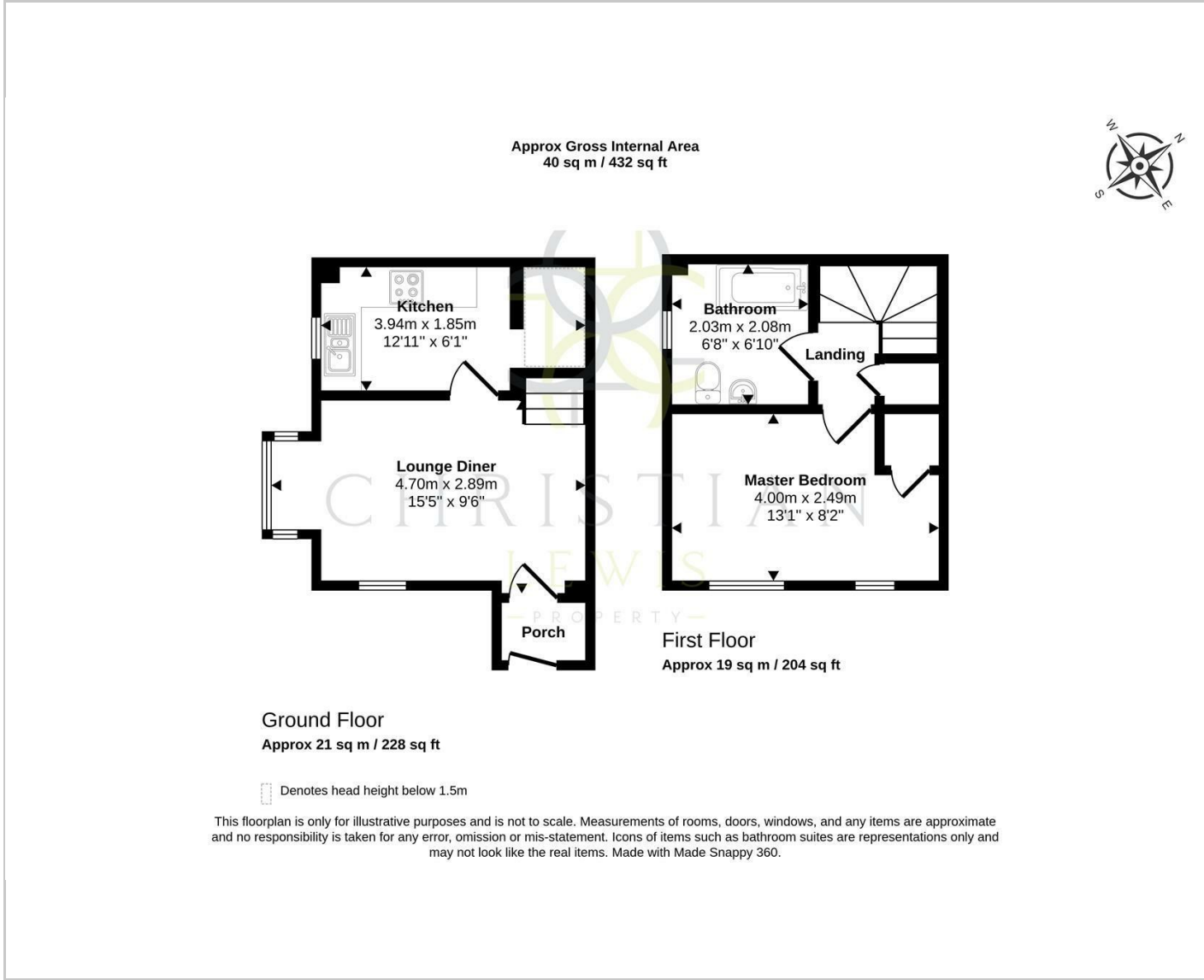
DISCLAIMER

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.

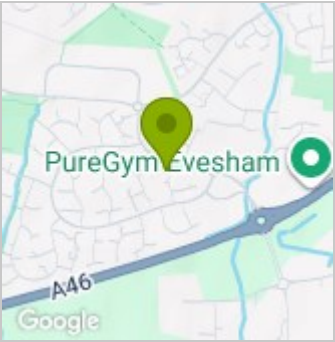


Floor Plan & Important Information



- One Bedroom House
- Centrally Located
- Recently Updated
- Two Allocated Parking Spaces
- Modern, Stylish Décor
- Available Now
- Private Rear Garden With Shed
- Living Room With Large Bay Window
- Bathroom With Bath, Over Bath Shower
- Easily Accessible

Area Map



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.