



40 Burlingham Avenue

Evesham, WR11 3EF

**£1,400 PCM**

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CHRISTIAN  
LEWIS  
— PROPERTY —

# 40 Burlingham Avenue

Evesham, WR11 3EF

AVAILABLE NOW!

A beautifully presented three-bedroom semi-detached home available to let, ideally located on the sought-after Burlingham Avenue set within the popular Bengeworth area of Evesham.

Finished to a high standard throughout, the property offers spacious and well-maintained accommodation comprising: an inviting entrance hall, a bright front reception room with a large bay window and feature only fireplace, and an open-plan kitchen/dining area complete with a modern fitted kitchen and additional feature only fireplace, with access to both the side lobby and rear garden. The side lobby includes a utility area and W.C., with a further door to the garden.

Upstairs, the property provides two generous double bedrooms, a good-sized single bedroom, accompanied by a stylish, modern family bathroom with bath, shower over bath, wc and basin.

Externally, the home benefits from a private driveway offering off-road parking. Additionally, there is a wonderful, large rear garden predominantly laid to lawn.

## 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\*

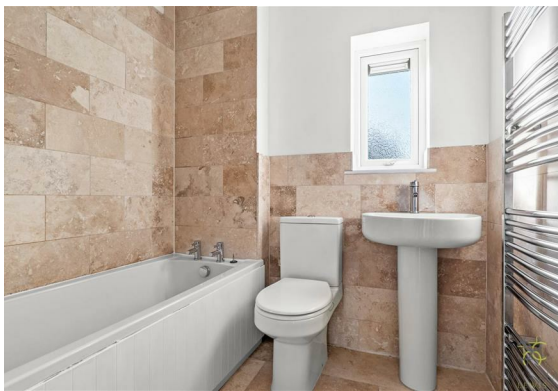
Whilst we make enquiries with the property owner to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact.

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.

## 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.



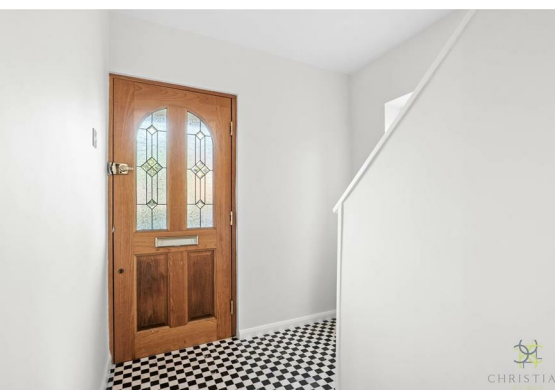


Following successful completion of all referencing checks the one weeks deposit will be transferred to your tenancy account and used towards the first months rent, unless otherwise agreed.

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

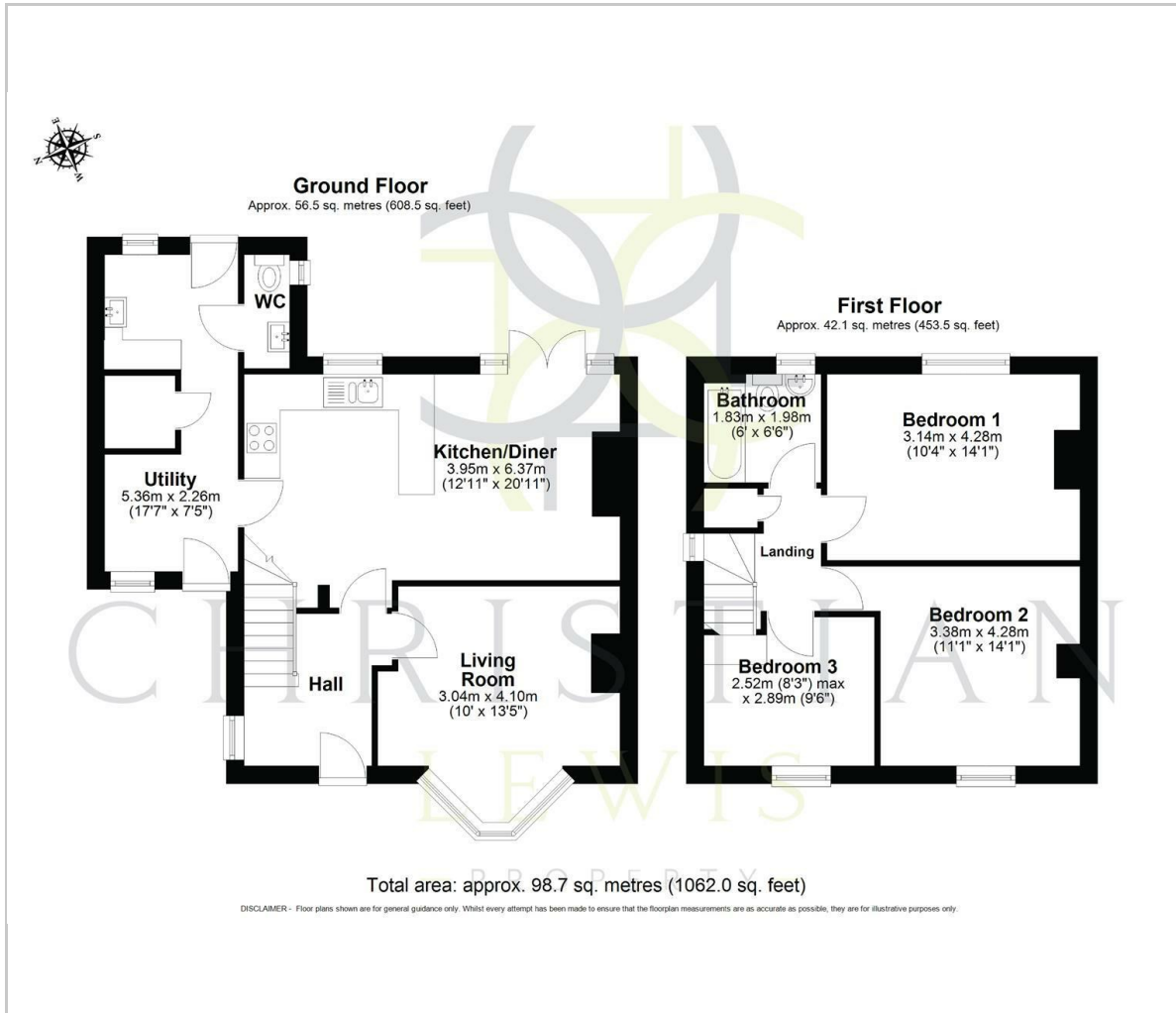
- Variation to Tenancy At Tenant Request - £50
- Cost of Replacement Keys - Cost of replacement
- Early Termination of Tenancy - Landlords reasonable costs
- Refundable Holding Deposit - equal to 1 weeks rent
- Full Deposit - rent under £50,000 per year equal to 5 weeks rent
- Full Deposit - rent over £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

## Floor Plan



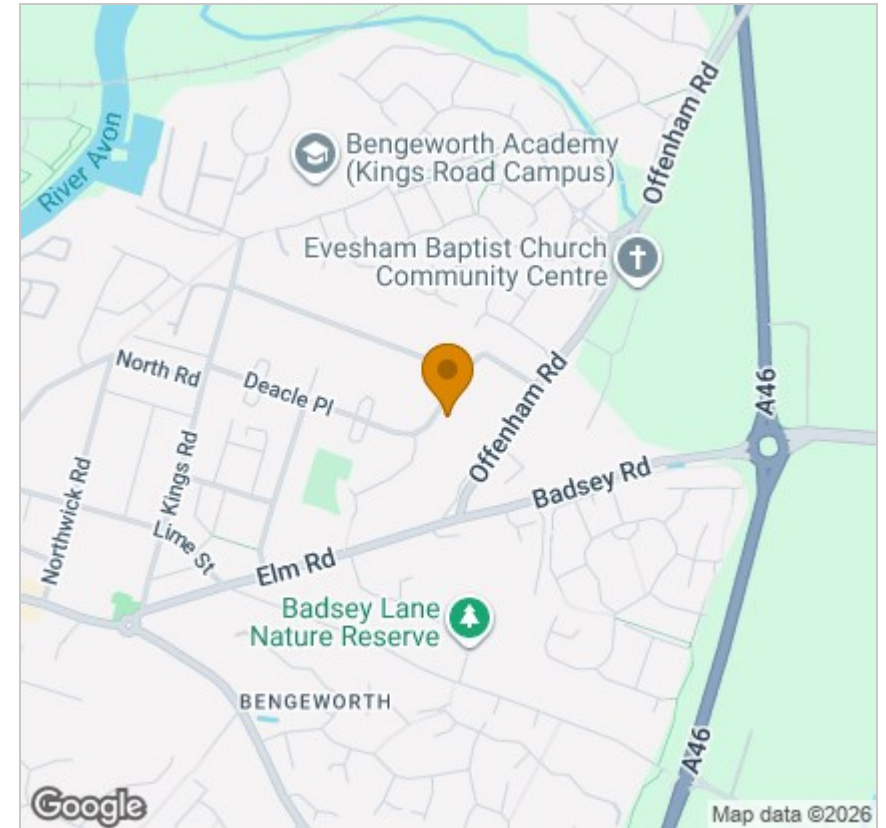
## Viewing

Please contact our Evesham Lettings Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

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.

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## Area Map



## Energy Efficiency Graph

