



3A, Barnards Close  
Evesham  
WR11 1JD

**£1,500 PCM**



CHRISTIAN  
LEWIS  
— PROPERTY —



## 3A Barnards Close, Evesham, WR11 1JD

£1,500 PCM

|| AVAILABLE NOW || BRAND NEW || 3 BEDROOMS ||

We are thrilled to bring to the lettings market this brand new, modern, 3 bedroom house in Evesham.

Entrance into the welcoming hallway with ample space for shoes and coats alongside a conveniently located downstairs WC. Through to the open plan, stylish kitchen diner complete with integrated oven/hob, fridge/freezer and dishwasher. In addition to the integrated appliances, there is a freestanding under counter space for a washing machine. This room also has space for a dining table, and doubles as the perfect entertaining space. Double patio doors lead into the well sized rear garden which is predominantly laid to lawn with a small patio area. To finish the ground floor, is the heart of the home - the cosy living room, well sized and neutral in decor.

Stairs elevate to the first floor where you will find 3 well proportioned bedrooms and the family bathroom. Bedroom 1 further complimented by an ensuite shower room and bedroom 3 has the benefit of a built in cupboard. The family bathroom is a complete suite comprising of a bath, walk in shower, wc and basin finished in stylish grey tiles.

Energy Rating B || Council Tax Band TBC ||

#### 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 - TBC

Energy Performance Rating - B

Initial 12 month Tenancy Offered

Main Heating Source - Air Source Heat Pump

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

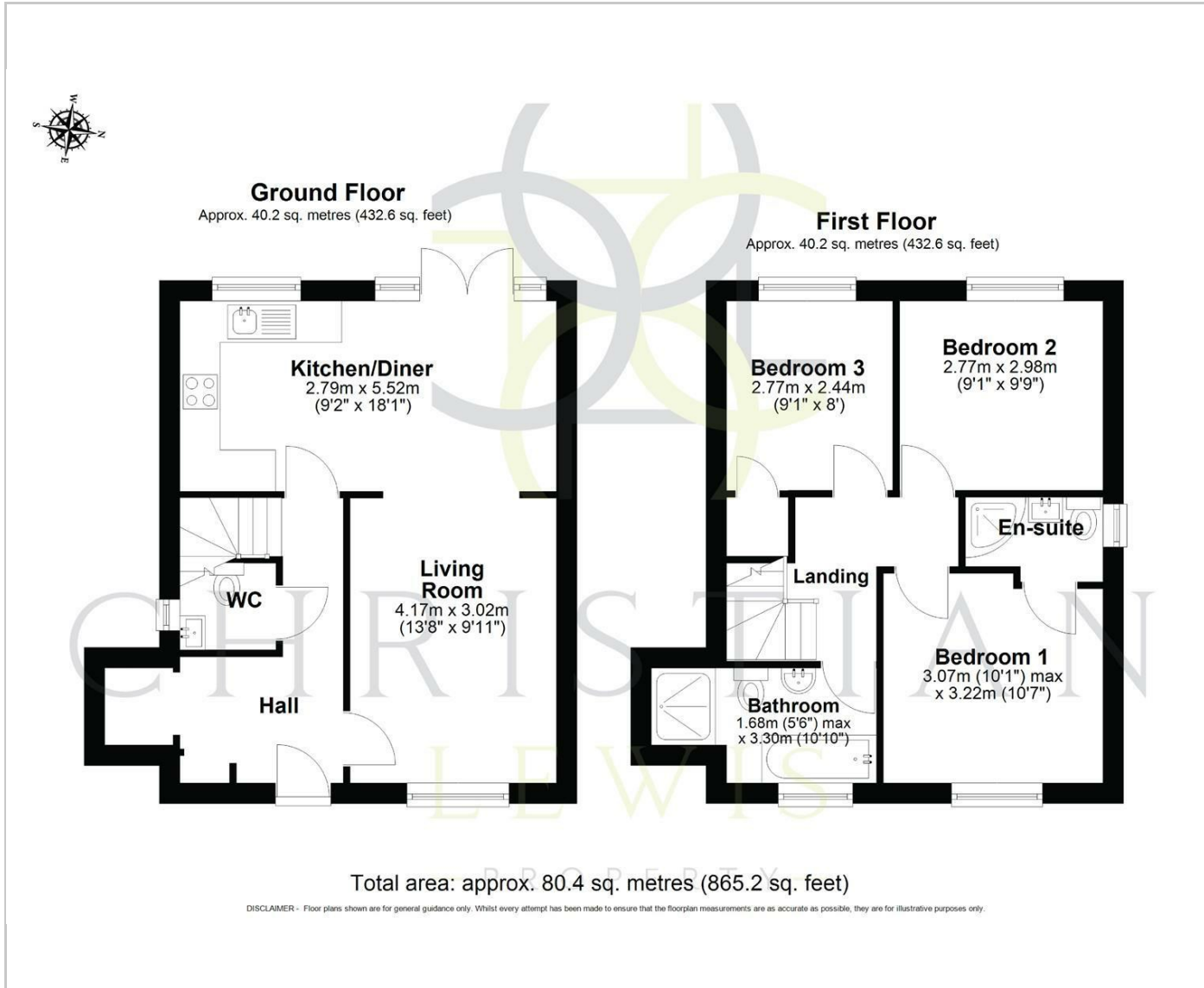
Additional Property Details - Wychavon - My Local Area

#### \*DISCLOSURE\*

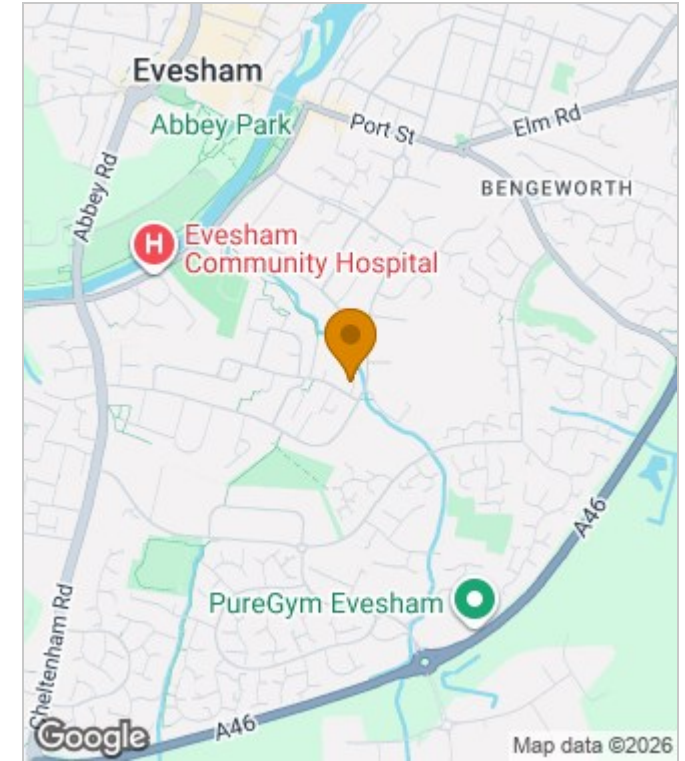
Whilst we make enquiries with the property owner to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of



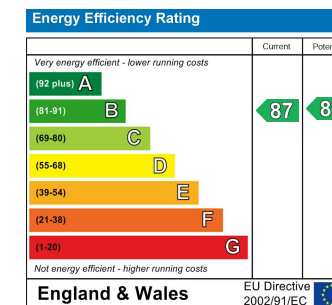
## Floor Plans



## 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.