



Because property is personal with...

Newtown, Offenham - Worcestershire

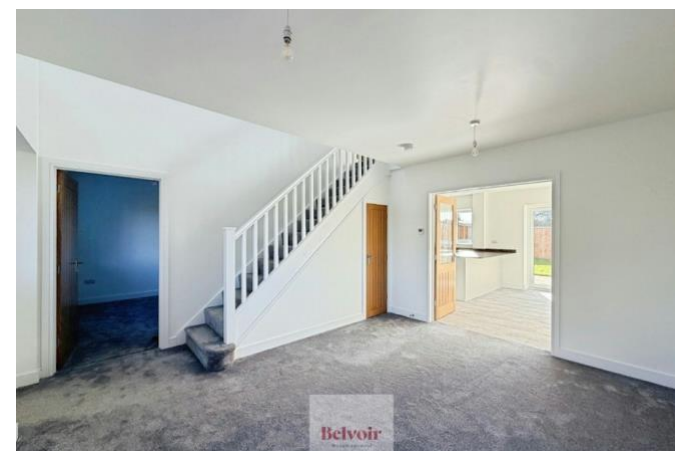
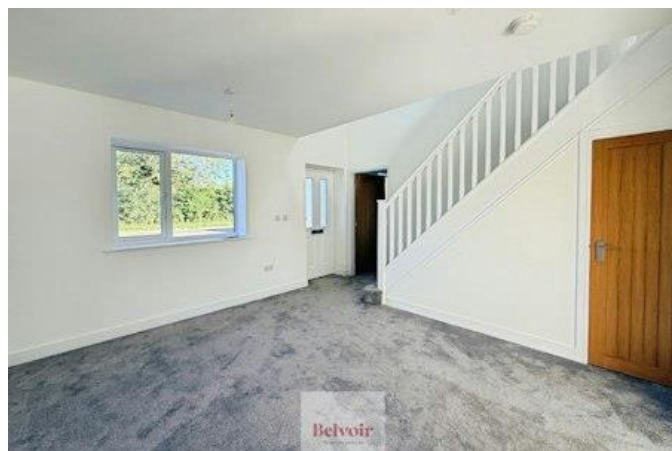
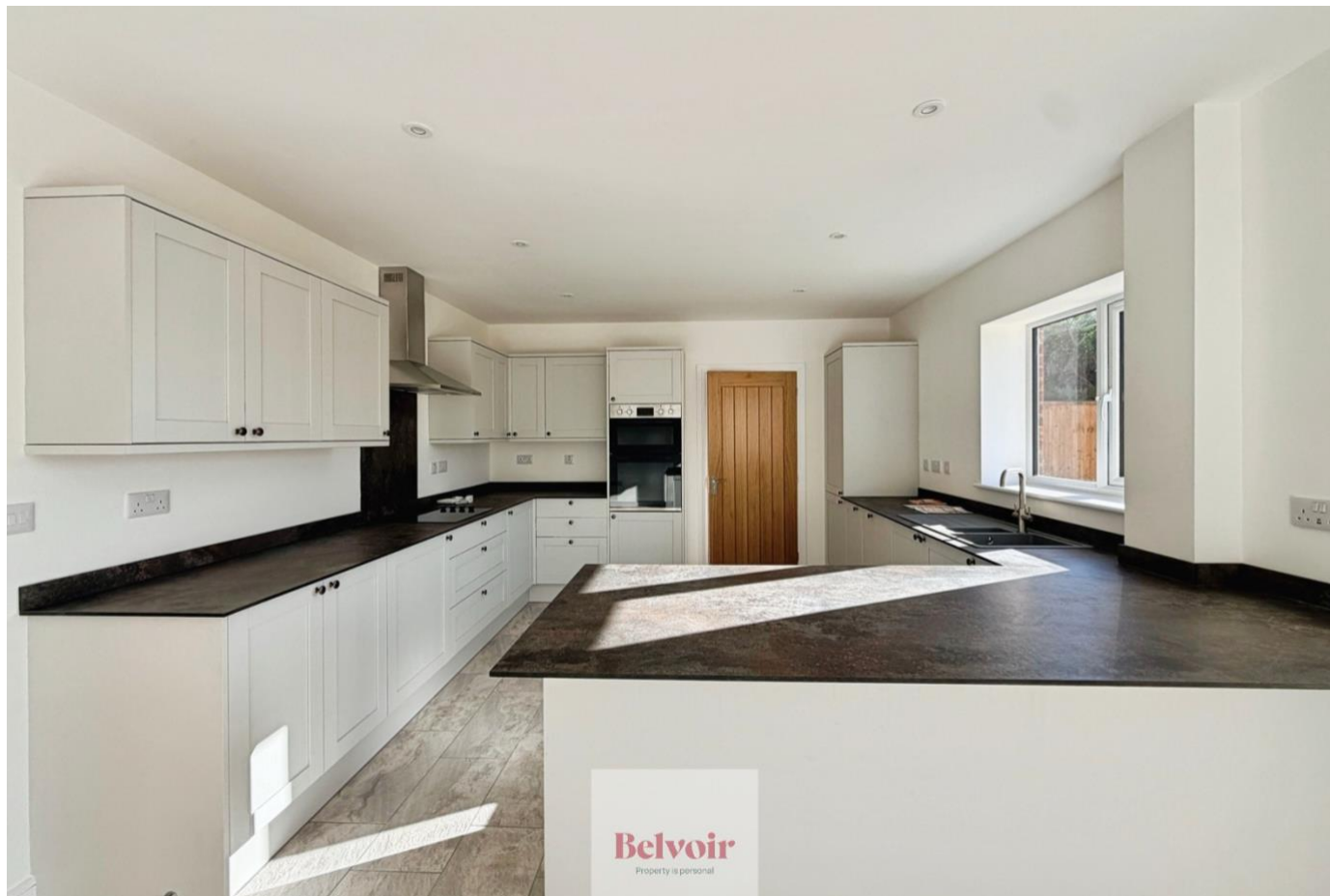
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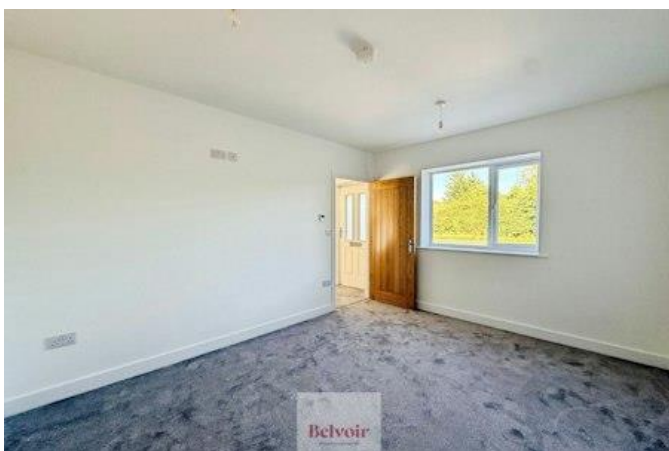
£1,600 PCM



Key Features

- Brand New Three-Bedroom Semi Detached Home
 - Master Bedroom with En-Suite Shower Room
 - Open Plan Fully Equipped Kitchen with Breakfast Bar and Dining Area
 - Large Garden with Patio Area and Shed
 - Off Road Parking for Three Vehicles
- Close links for Evesham, Stratford





Available Now

Alternative Tenancy Deposit offered

Belvoir Evesham is proud to bring to market this immaculate three-bedroom semi-detached house for let in the village of Offenham, near Evesham.

This brand-new home is finished to a high standard throughout, with clean, neutral décor, new flooring and excellent natural light. The ground floor offers two reception rooms, providing flexible space for living, working and dining. To the rear is an impressive open-plan kitchen with a breakfast bar and dining area, featuring modern fully-fitted cabinetry, integrated dishwasher, fridge/freezer, electric hob and double oven, along with extensive worktop space. The double patio doors open directly onto the garden, creating a sociable hub for everyday living.

Upstairs are three well-proportioned bedrooms and a stylish family bathroom, fitted with a white suite, vanity storage and shower over the bath. The master bedroom comes with a good-sized ensuite shower room. A further contemporary cloakroom is located on the ground floor. With an EPC rating of B and council tax band D,

the property is designed for efficient, comfortable living.

Outside, the lawned rear garden enjoys a large patio area that is soaked in the afternoon sun, ideal for outdoor dining and children's play. The front elevation presents a smart, low-maintenance approach with parking for 3 cars and a covered entrance.

Offenham is a popular village on the edge of Evesham, known for its riverside walks and community feel. Everyday amenities, supermarkets and further leisure facilities are available in nearby Evesham town centre. There is a choice of local primary and secondary schools in Offenham and Evesham, making the area attractive for families.

Public transport is convenient, with Evesham railway station around a 10–15 minute drive away, offering direct services to Worcester, Oxford and London Paddington, with journeys to Worcester typically around 25 minutes and to Oxford about 45–50 minutes. Road links via the A46 provide access towards Cheltenham, Stratford-upon-Avon and the wider motorway network.



Material Information:

Building Safety - The landlord has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property, nor is it at risk of collapse.

Accessibility/Adaptations - The landlord has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants - The landlord has made us aware that, to the best of their knowledge, that this property does not contain any restrictive covenants.

Utilities/Drainage - The landlord has made us aware that the property has the following connections: Electricity, Water and Drainage.

Listed Building Status - The landlord has made us aware that the property is not listed.

Flood risk - To the best of our knowledge, this property is in a very low risk area for surface water flooding and very low risk of river and sea flooding.



Viewing Requests

Please note due to high volumes of viewing requests, all applicants are required to request viewings by clicking on the 'Request Details', 'Email agent' or 'Request viewing/info' button on the listing and completing the form that will be emailed to you. The property must be viewed in person prior to completing an application on the property.

Tenancy Costs

A refundable holding deposit is required to secure this property equal to one weeks rent and will be put towards the first month's rent following successful referencing. The Holding Deposit will be returned if the landlord or the agent decide not to take the tenancy forward, unless the tenant/s fail referencing for the following reasons:

- a tenant does not have the right to rent property under the Immigration Act
- the tenant provides false or misleading information
- the tenant decides not to enter into the agreement (changes their mind) or
- the tenant fails to take all reasonable steps to enter into a tenancy agreement

A tenancy deposit will be payable (maximum of 5 weeks rent). Deposit alternative products may be available. Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.

Independent redress provided by The Property Ombudsman Scheme.

Client Money Protection (CMP) provided Propertymark.

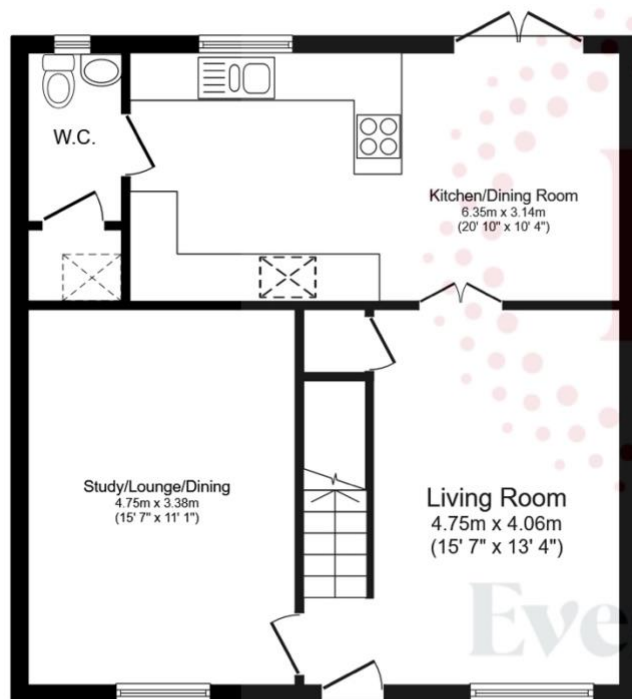
Tenancy Deposit Alternative

Instead of a traditional deposit, you will be required to pay a non-refundable fee to Reposit, equivalent to one week's rent* before the start of the tenancy. This alternative significantly reduces your upfront moving costs. You will also pay £30 per annum thereafter. *Subject to a minimum £150.

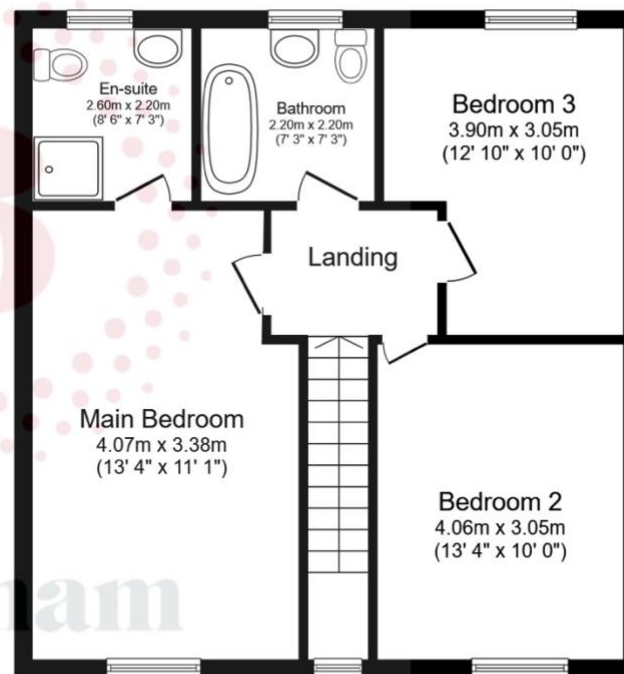
Disclaimer

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. Any measurements have been taken as a guide to prospective tenants only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are not included.





Ground Floor

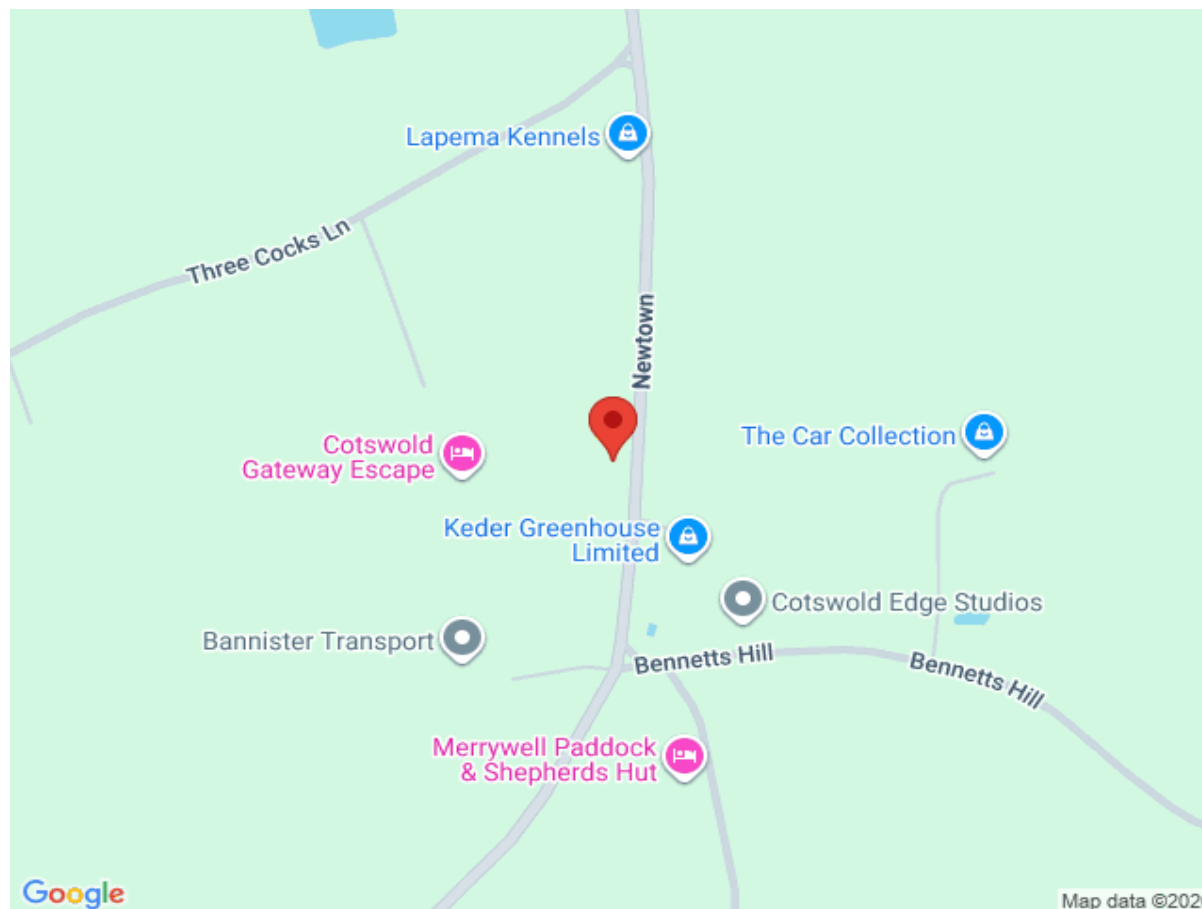


First Floor

Total floor area: 119.6 sq.m. (1,287 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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