



Buena Vista, Worcester Road
Evesham, WR11 4JU

£1,250 Per calendar month
Deposit - £1,442



CHRISTIAN
LEWIS
— PROPERTY —



AVAILABLE NOW || 2 BEDROOM DETACHED HOUSE || CENTRAL LOCATION

Nestled on Worcester Road in the charming town of Evesham, this delightful two bedroom, detached house offers a perfect blend of modern living and convenience. Spanning an impressive 742 square feet, the property boasts a spacious open plan kitchen and living room, offering a welcoming space to entertain. The contemporary kitchen features sleek grey high gloss cabinetry, integrated appliances, and a convenient breakfast bar, making it a stylish and functional space. The rooms are finished with underfloor heating. Boasting a 'B' energy rating, it also offers complete energy efficiency.

The ground floor also includes a WC, enhancing the practicality of the home. Stairs elevating to the first floor, where you will find two generously sized double bedrooms, both bright and airy with the additional benefit of high vaulted ceilings. The family bathroom is thoughtfully designed, featuring a bath with an over-bath shower, wc and basin alongside built in storage, finished in striking blue.

One of the standout features of this property is the provision of parking, which accommodates up to five vehicles, a rare find in many homes. This ensures that you and your guests will never have to worry about parking availability.

With its modern build and thoughtful layout, this detached house is perfect for professionals, small families, or those looking to downsize without compromising on quality.

The location in Evesham offers a blend of convenience and practicality, with a large superstore within walking distance, alongside pharmacies, home stores and a short walk into Evesham Town. If commuting is essential, then look no further, this property is located on the edge of Evesham Train Station which offers direct links to London Paddington.

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 - C
Energy Performance Rating - B
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



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.



- 2 BEDROOM DETACHED HOUSE
- MODERN OPEN PLAN LIVING
- MODERN HIGH GLOSS KITCHEN WITH INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS
- CENTRAL LOCATION
- PARKING FOR UP TO 5 VEHICLES
- NEUTRAL DECOR THROUGHOUT
- AVAILABLE NOW
- ENERGY RATING B
- COUNCIL TAX BAND C

Area Map



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(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.