



64, Bridge Street
Persore, WR10 1AX

£825 PCM
Deposit - £951



CHRISTIAN
LEWIS
— PROPERTY —



AVAILABLE NOW || 1 BEDROOM HOUSE || UNFURNISHED ||

A wonderfully located one/two bedroom house located in Pershore Town Centre. Nestled in a small, private courtyard the property offers the perfect blend of convenience and charm.

Entrance into the hallway, leading into the spacious living room. The living room is located at the front of the property, with window looking out onto the courtyard. Through to the open plan kitchen diner which is finished with a variety of units, integrated oven/hob, and built in larder cupboard - perfect for storage. The kitchen diner can be separated from the living space using the curtain divider, alternatively left open to allow natural light to fall through. The living room is complete with an understairs storage cupboard and stairs wrapping to the first floor.

Upstairs there are 2 rooms, alongside a family bathroom. Entrance into the larger, first room which would make the perfect home office, guest room, or second space. Through this room you will find the main bedroom, complete with Velux window and the family bathroom which has a bath, over bath shower, wc and basin.

Externally, there is parking for 1 vehicle.

Bridge Street offers perfect convenience for those wanting to be close to all amenities such as pharmacies, pubs, restaurants, shops and supermarkets whilst retaining privacy with its non front facing access.

The property is offered unfurnished, and is available now.

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 - E

Main Heating Source - Gas

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

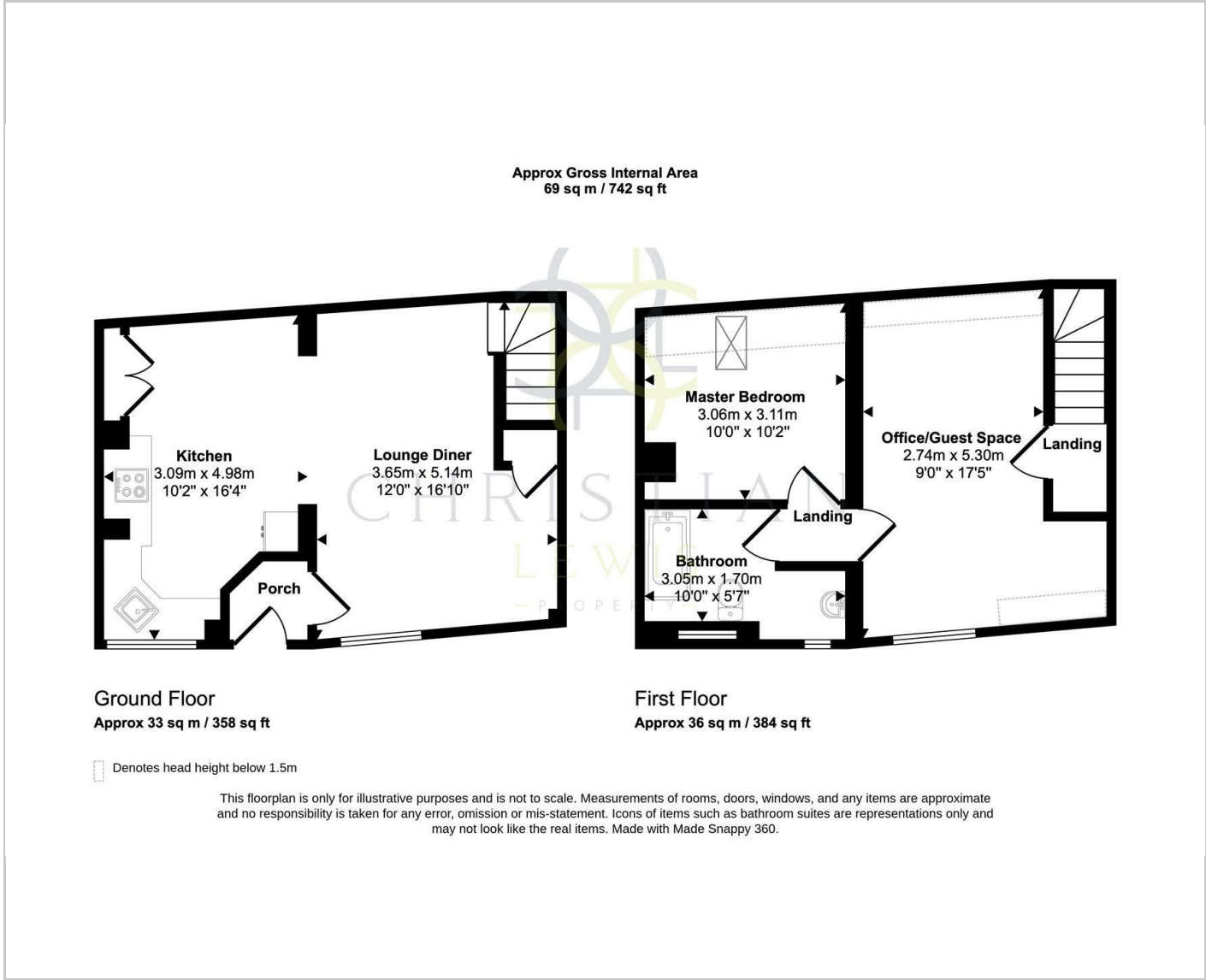
DISCLAIMER

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.



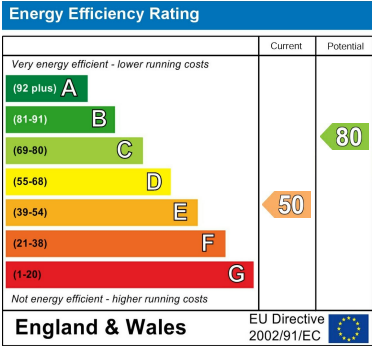
Floor Plan & Important Information



Area Map



EPC



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.