

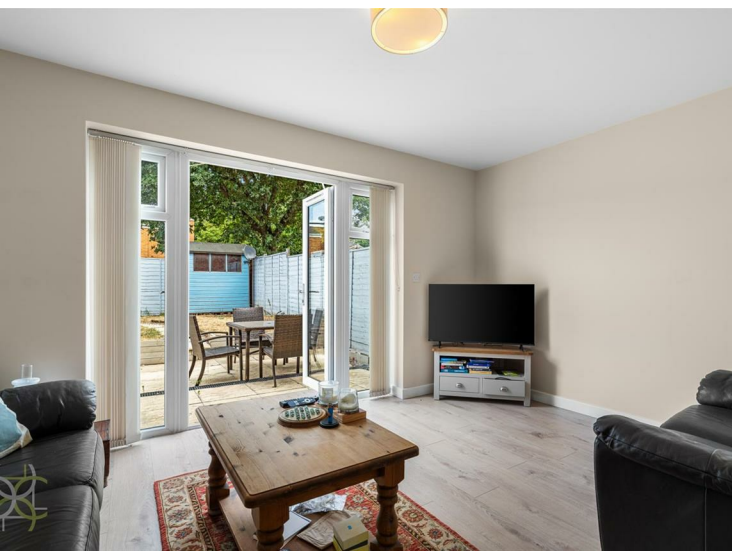


4, Blamore Rise
Bidford-On-Avon
Alcester, B50 4DE

£1,150 Per calendar month
Deposit - £1,326



CHRISTIAN
LEWIS
— PROPERTY —



Nestled in the heart of the picturesque riverside village of Bidford-on-Avon, this beautifully presented two bedroom, mid terrace house offers an exceptional blend of contemporary living and quintessential village charm. Set within easy walking distance of an excellent selection of independent shops, welcoming cafés and traditional pubs, as well as the stunning River Avon and its scenic walking routes, the property enjoys an enviable position in one of South Warwickshire's most sought-after villages. Bidford-on-Avon also benefits from excellent transport links to Stratford-upon-Avon, Evesham and the Cotswolds, making it an ideal location for those seeking both tranquility and convenience.

Stepping inside, you are welcomed into a spacious and beautifully appointed kitchen/dining room, thoughtfully designed with timeless Shaker-style cabinetry, generous worktop space and an excellent range of integrated appliances, including a fridge freezer, dishwasher, washing machine, oven and hob. The open-plan layout provides ample space for a dining table, creating the perfect setting for both everyday living and entertaining.

To the rear of the property, the inviting sitting room is bathed in natural light, with elegant patio doors opening directly onto the private rear garden. Predominantly laid to lawn, the garden also features a paved terrace, ideal for al fresco dining, a useful garden shed and gated rear access.

The first floor offers two well-proportioned double bedrooms, one benefiting from a useful built-in storage cupboard. Completing the accommodation is a contemporary family bathroom, fitted with a bath and shower over, wash basin and W/C, alongside a full size airing cupboard for storage. A convenient ground floor cloakroom further enhances the practicality of the home.

Externally, the property benefits from two allocated parking spaces, providing both comfort and convenience.

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.

Important Details

The property is offered on an unfurnished basis

Council Tax Band - C

Energy Performance Rating - B

To Check Broadband Availability - Ofcom Broadband Checker

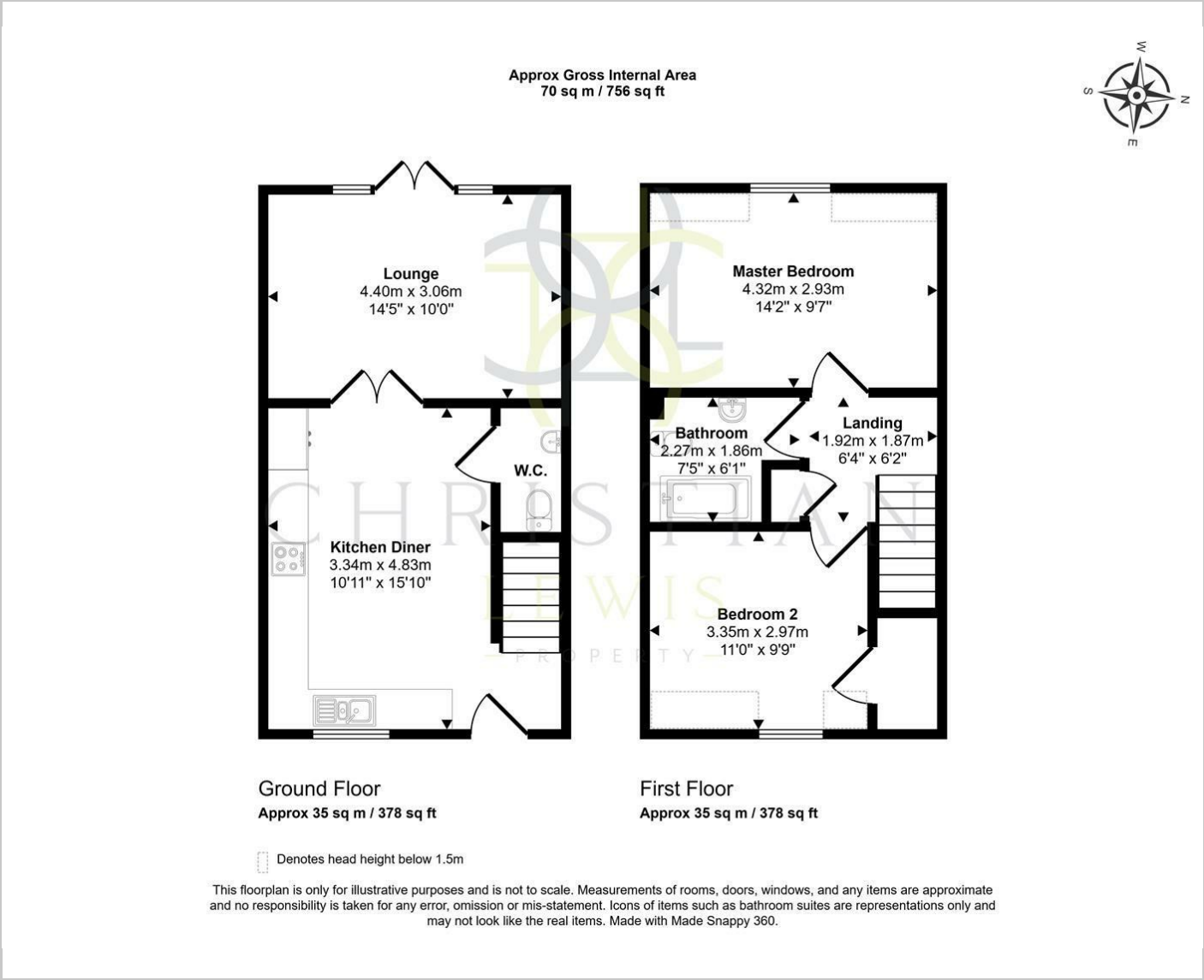
To Check Mobile Availability - Ofcom Mobile Checker

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.



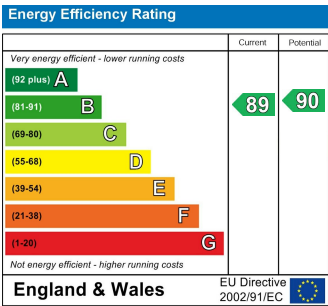
Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.