



65, St. Davids Drive
Evesham
WR11 2AS

£1,100 PCM



CHRISTIAN
LEWIS
— PROPERTY —



65 St. Davids Drive, Evesham, WR11 2AS

£1,100 PCM

AVAILABLE NOW || 2 BEDROOMS || GARAGE

Nestled in the charming area of St. Davids Drive, Evesham, this beautifully presented two-bedroom semi-detached house is now available to let. Built in 1997, the property has been recently updated with fresh décor and flooring throughout, new windows and front door and a remodelled garden, ensuring a modern and comfortable living experience for its future occupants.

Upon entering, you are welcomed into the hallway with open arch into the kitchen, with both wall and floor units it offers plenty of space for keen cooks! Alongside the units, the kitchen also has space for a fridge freezer and washing machine.

Through to the airy living room, with stairs elevating to the first floor and patio doors leading into the wonderfully designed rear garden.

Upstairs, there are two bedrooms - 1 double and 1 single both complete with built-in cupboards, providing ample storage and a tidy living environment. The bathroom is also located on the first floor with bath, over bath shower, basin and wall mounted storage cabinet.

Externally, the property continues to impress with its wonderfully planned, multi level garden. Predominantly laid to lawn with a variety of established shrubs. The garden is also complete with a patio area with space for a rotary washing line and a table/chairs. The garage can be accessed via the rear of the property providing ease and functionality.

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 Property Details

The property is offered on an unfurnished basis

Council Tax Band - C

Energy Performance Rating - XX

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

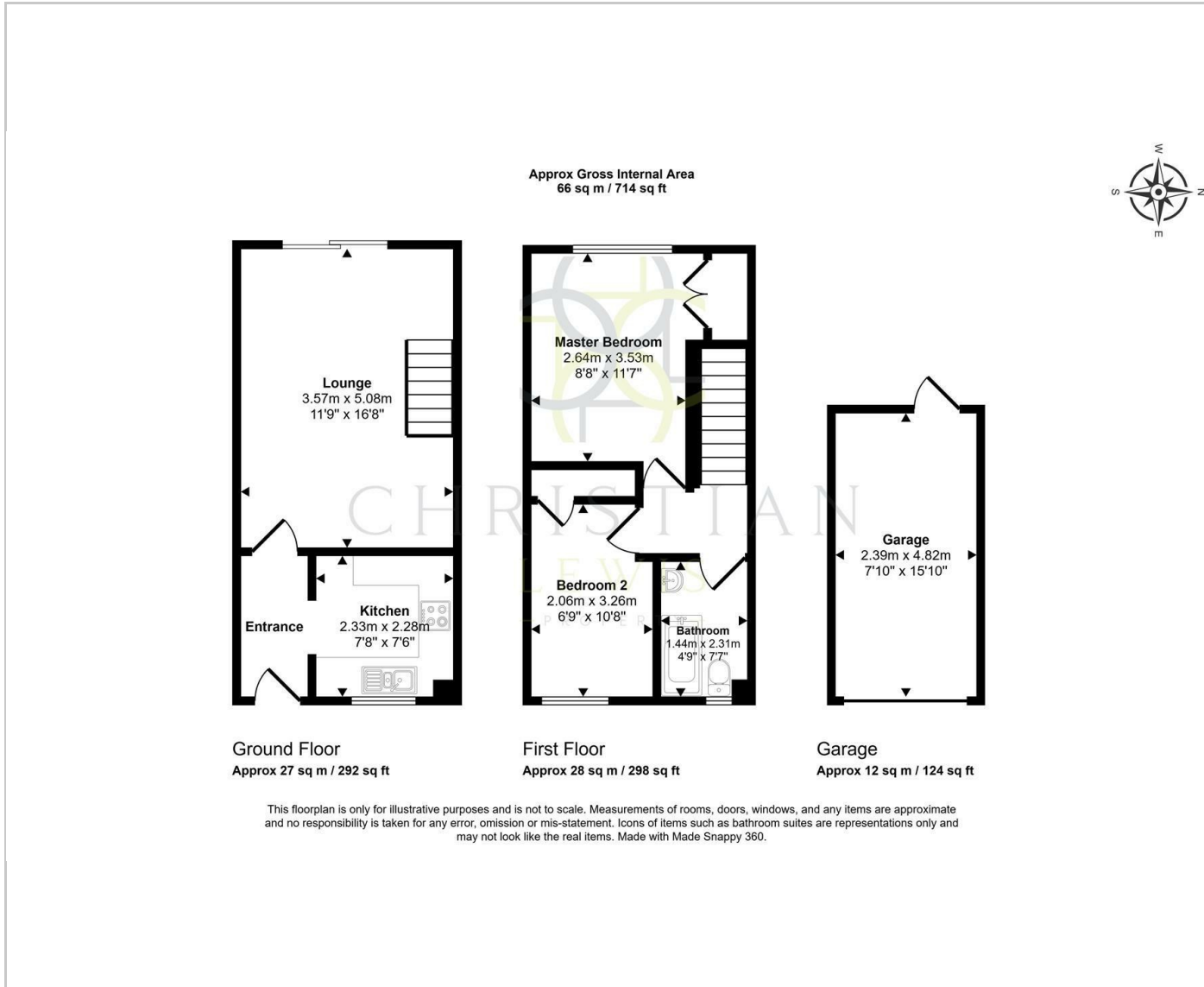
DISCLOSURE

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.

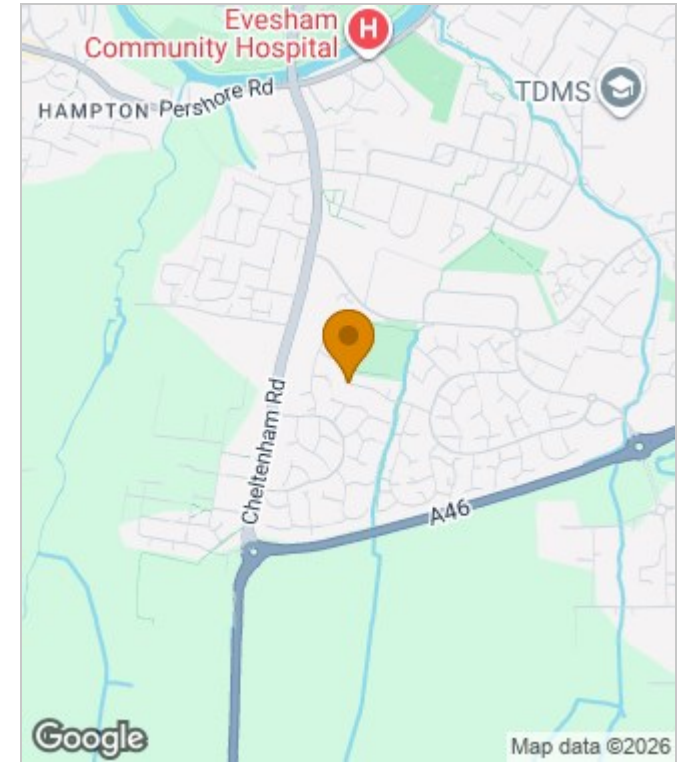
All representations contained in the particulars are based on details supplied by the owner. Please inform us if you become aware of any information being inaccurate.



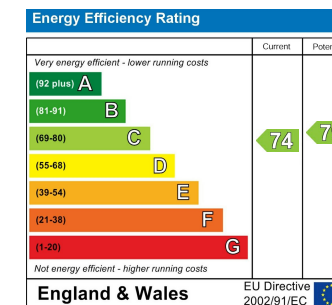
Floor Plans



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