



Bredon View Middle Lane, Cropthorne, Pershore, WR10 3LZ

**£1,250 Per calendar month**



CHRISTIAN  
LEWIS  
—PROPERTY—



## Bredon View Middle Lane, Cropthorne, Pershore, WR10 3LZ

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Christian Lewis are thrilled to present this superbly presented two-bedroom semi-detached property, situated in the highly desirable village of Cropthorne, near Pershore. Surrounded by open countryside and having been beautifully renovated throughout to an exceptional standard, it truly is a gem that is not to be missed!

The ground floor accommodation comprises a warm and inviting living room, enhanced by an attractive log-burning stove, creating an elegant yet cosy focal point. To the rear of the property is a generously proportioned kitchen, thoughtfully designed with an extensive range of cupboards, space for white goods, and ample room for a dining table and chairs.

Further ground floor benefits include a characterful original external WC and a useful storage brick built storage shed, adding practicality while retaining the home's period charm.

On the first floor are two well-appointed double bedrooms and a stylish family bathroom, fitted with a bath and over-bath shower, WC, and wash hand basin.

Externally, the property enjoys a sweeping side garden, predominantly laid to lawn which is accessible from both the front and rear. The property also benefits from a private driveway providing parking for one vehicle, in addition to off-road parking nearby for further vehicles.

Energy Rating E | Council Tax Band C | Long Term Tenancy Preferred |

#### Important Details

The property is offered on an unfurnished basis

Council Tax Band - C

Energy Performance Rating - E

Initial 12 month Tenancy Offered

To Check Broadband Availability - Ofcom Broadband Checker

To Check Mobile Availability - Ofcom Mobile Checker

Additional Property Details - Wychavon - My Local Area

Heating Source - LPG

#### \*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.

#### Tenancy Costs

##### Important Application & Tenancy Costs

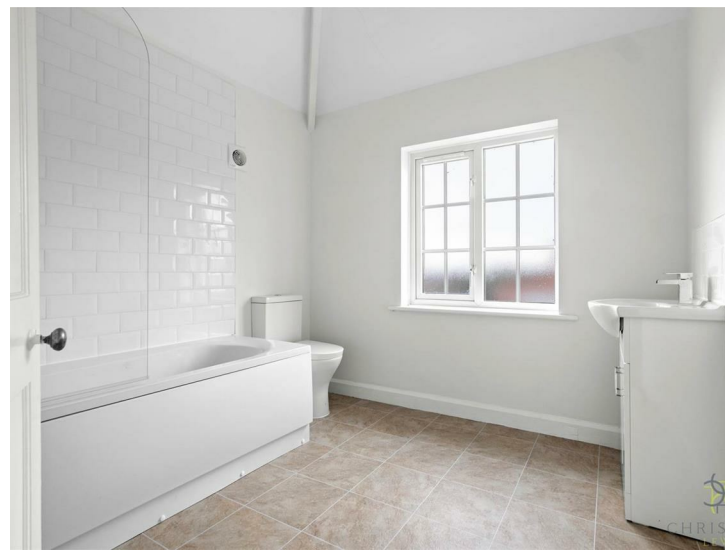
A refundable holding deposit equivalent of one weeks rent will be required to secure the property until all checks have been completed.

Following successful completion of all referencing checks the one weeks deposit will be transferred to your tenancy and used towards the first months rent, unless otherwise agreed.

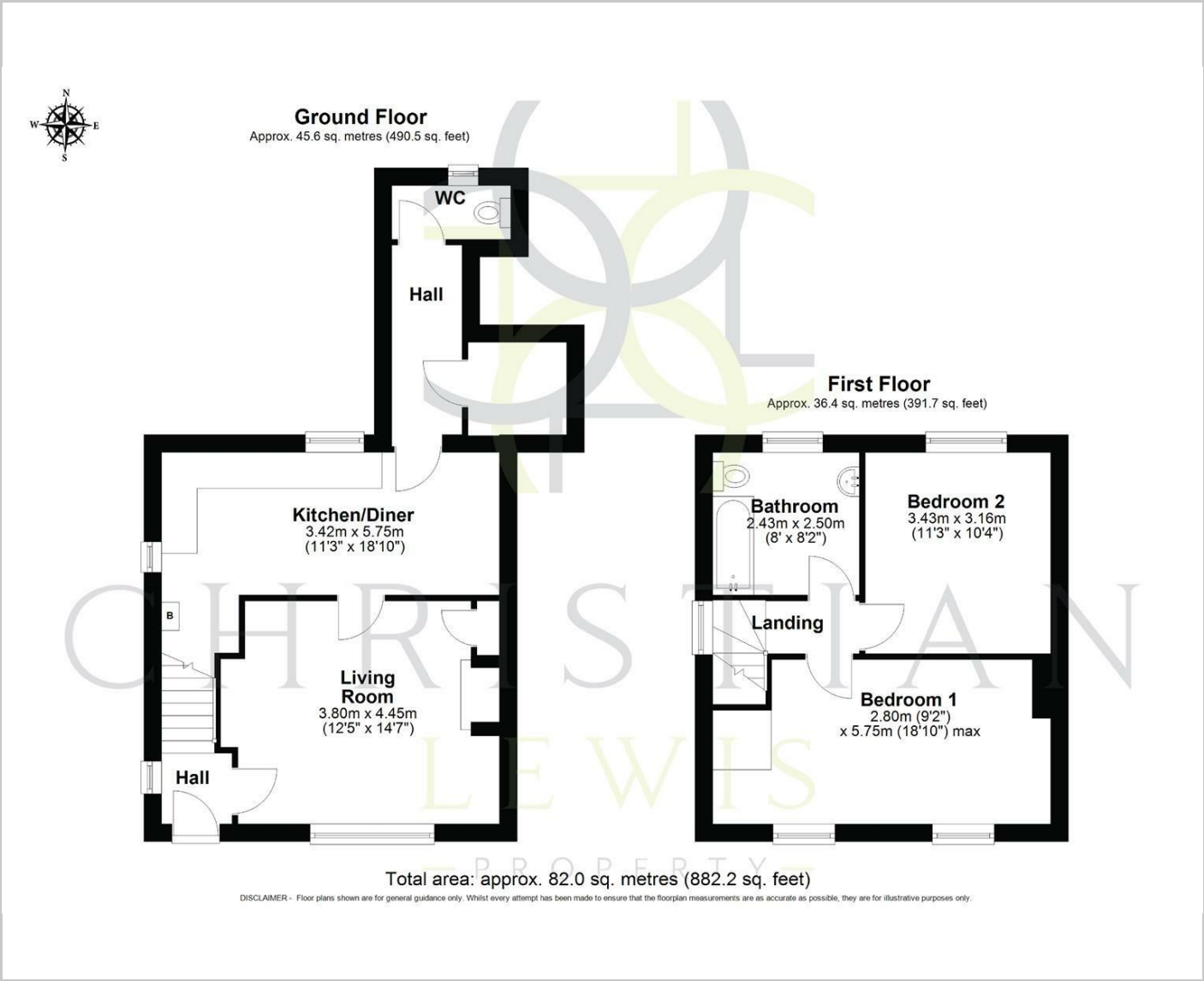
The holding deposit is non refundable in the following situations and instead used to contribute towards incurred costs;

- 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 agreements



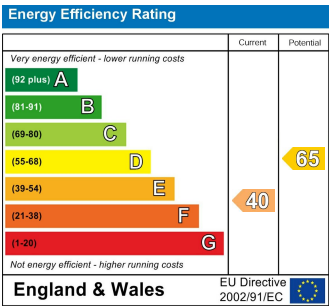
Floor Plans



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.