

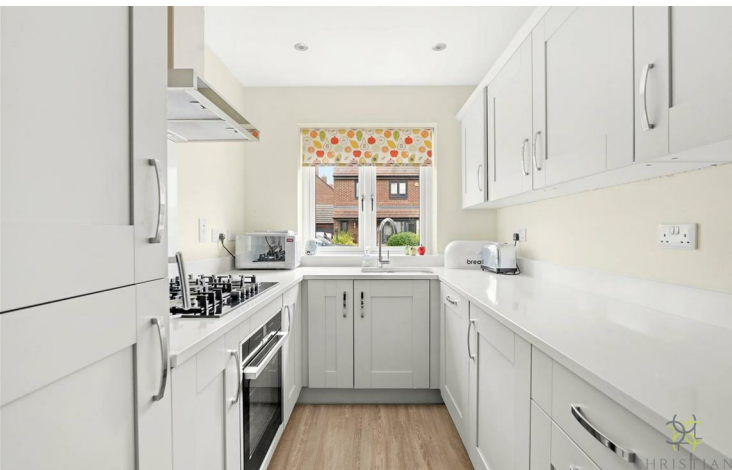


6, Brooklands Drive  
Evesham  
WR11 2SH

**£1,500 PCM**



CHRISTIAN  
LEWIS  
PROPERTY



## 6 Brooklands Drive, Evesham, WR11 2SH

£1,500 PCM

AVAILABLE NOW || 4 BEDROOMS || MODERN || LUXURY HOME ||

A beautifully presented, 4 bedroom detached house located within a popular residential area. Built in 2019 this property benefits from a 'B' energy rating, neutral décor and wonderful living space.

Entrance through to the hallway, with downstairs WC and stairs elevating to the first floor. Through to the stylish kitchen, complete with shaker style units in dove grey that house the integrated appliances - fridge freezer, oven/hob and dishwasher. The kitchen also has ample space for a dining table perfect for family meals or entertaining.

Through to the living room at the rear of the property, with double patio doors overlooking the garden its a wonderfully sized, versatile room with low maintenance wooden flooring.

The first floor comprises three well proportioned double bedrooms along with a sleek and modern family bathroom with full suite. Stairs elevate again to the top floor, a well designed space that is dedicated to a luxurious master suite, featuring a spacious bedroom with built-in wardrobes and a private ensuite shower room, creating a perfect retreat.

Externally, the property continues to impress with a beautifully landscaped and enclosed rear garden. finished with a decked area, and a lawned garden. The property also benefits from secure gated parking with private driveway which located to the rear of the property, in addition to the parking the property is offered with a single garage.

Brooklands Drive is located just off the popular Cheltenham Road area in Evesham, offering ideal travel links to Cheltenham, Worcester & Stratford Upon Avon. If sport is your thing, then Evesham United Football Club is located nearby, alternatively, Evesham Town is set approximately 1.5 miles from the property and offers a lovely walk. With supermarkets, household stores and a gym close by, its the ideal location for all.

#### 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 and before move in.

#### 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 (integrated white goods available)

Council Tax Band - E

Energy Performance Rating - B

Main Heating Source - Mains 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

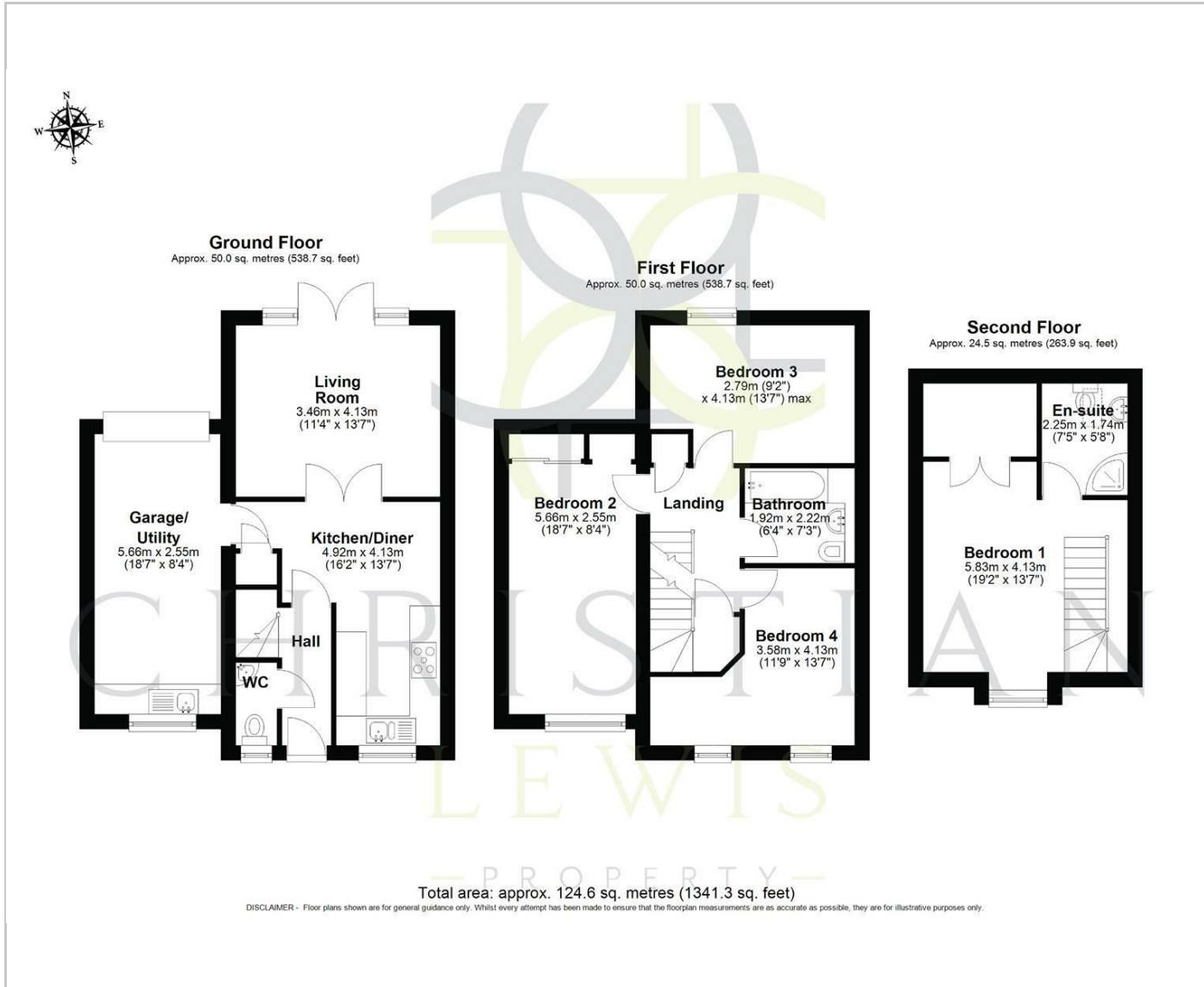
#### \*DISCLOSURE\*

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.

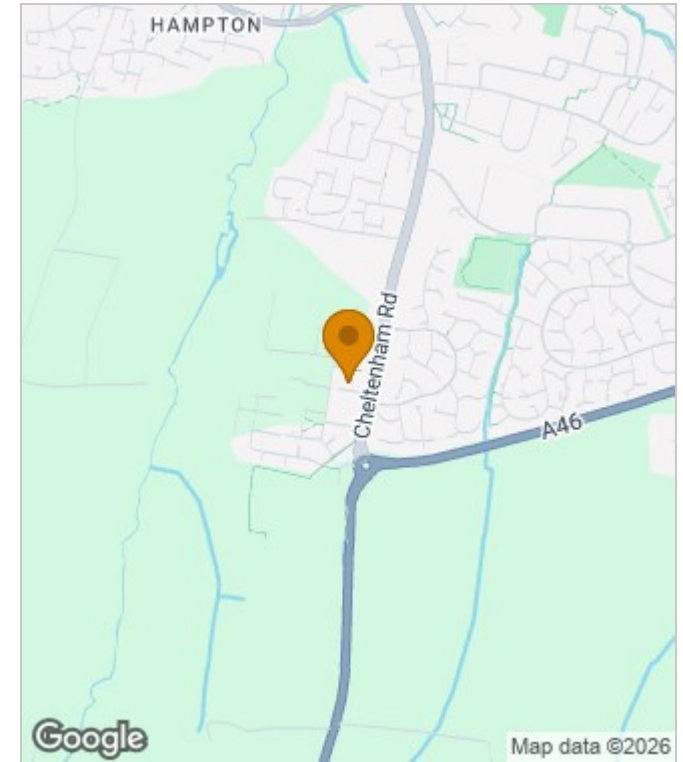
All representations contained in the particulars are based on details supplied by the owner. Please inform us if you become aware of any information being inaccurate.



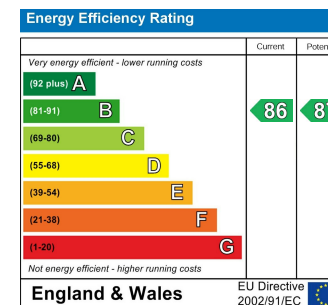
# Floor Plans



# 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.