



2, Ellison Close
Evesham
WR11 3JN

£1,100 PCM



CHRISTIAN
LEWIS
— PROPERTY —



2 Ellison Close, Evesham, WR11 3JN

£1,100 PCM

AVAILABLE NOW || 2 BEDROOM HOUSE || BRAND NEW KITCHEN ||

We are thrilled to introduce this wonderfully presented 2 bedroom semi detached house located within Bengeworth, Evesham. This property has recently undergone full decoration, new carpets throughout the first floor and installation of a brand new kitchen.

The accommodation comprises: Front door into entrance hall, downstairs cloakroom with wc and basin, entrance hall cupboard with boiler - perfect for coats, bags and shoes! Through to the wonderfully modern, open plan, kitchen living room. In the first half you will find the beautiful fitted kitchen with a variety of high and low level units, integrated cooker/hob and spaces for white goods. The kitchen is also complimented with a breakfast bar reaching into the living room. The other part of this room is the well laid out living space, with patio doors into the garden and low maintenance wooden flooring its the perfect spot for indoor/outdoor living.

Stairs elevate to the first floor where 2 well proportioned bedrooms are located, one to the front and one to rear extending the full width of the property. Both bedrooms are double in size, with bedroom 1 offering storage space over the bulkhead. The 1st floor is complete with a family bathroom with full suit including shower over bath.

Externally the property is complimented by an enclosed rear garden which is predominantly laid to lawn and offered with a garden shed. The garden is accessible by the patio doors in the living room, or by the side access gate.

To the front of the property is driveway parking for 2 vehicles directly outside.

Bengeworth is a central location offering walking distance to a well regarded first school & nursery, a convenience store, and a supermarket. It offers great road links to Stratford, Worcester & Cheltenham.

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 - C

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

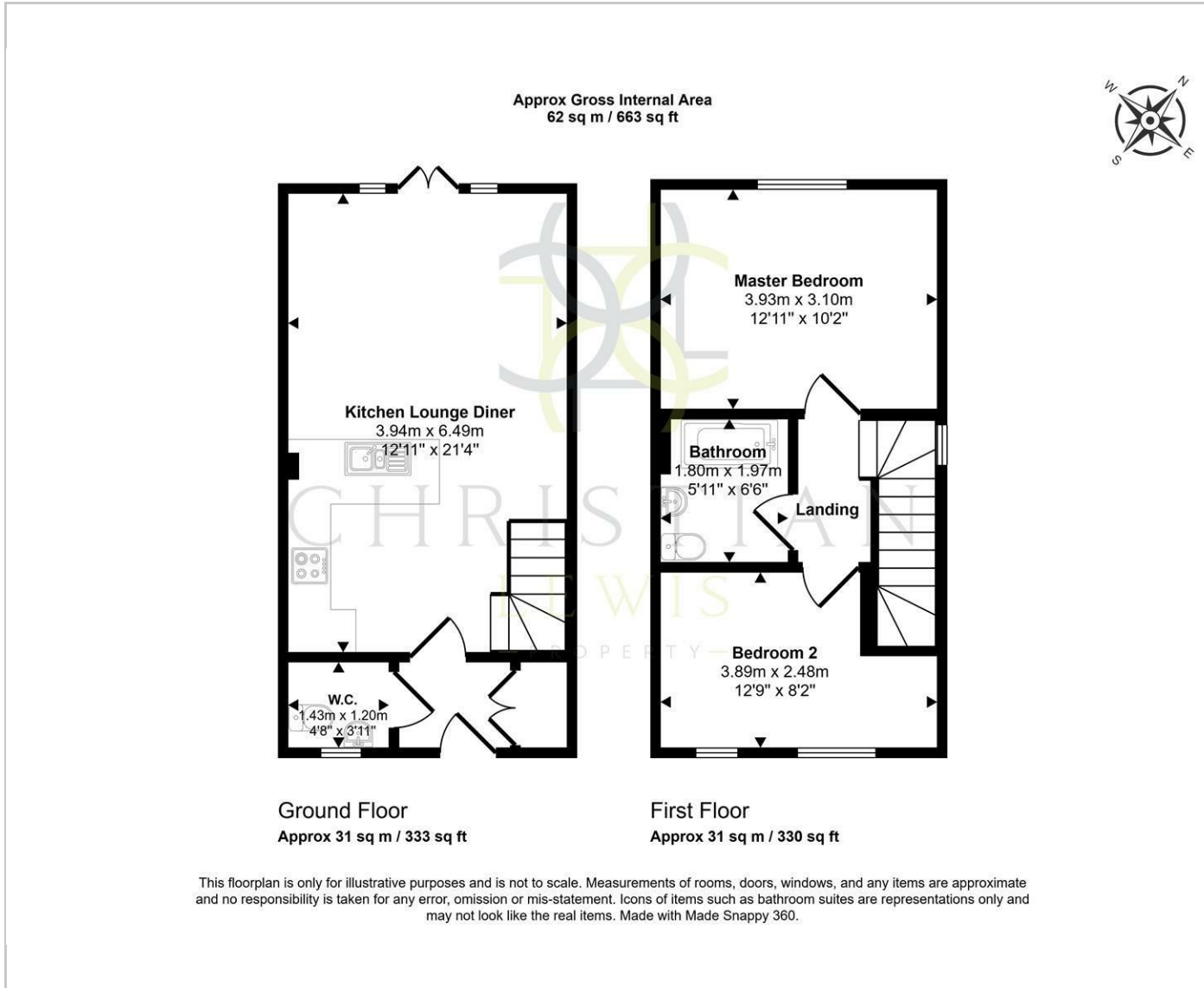
DISCLOSURE

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.

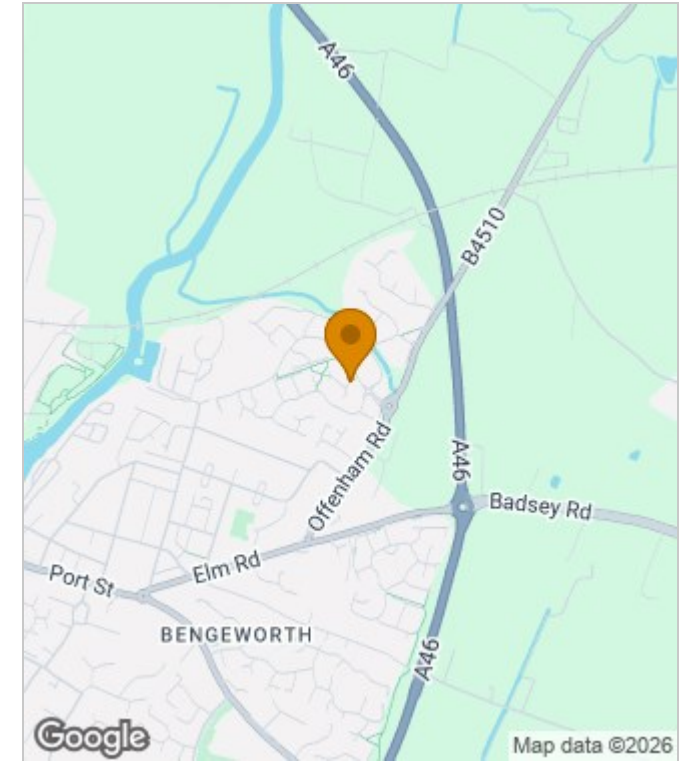
All representations contained in the particulars are based on details supplied by the owner. Please inform us if you become aware of any information being inaccurate.



Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.