



25 Main Street, Dumbleton, Evesham, WR11 7TH

£1,295 Per calendar month



CHRISTIAN
LEWIS
—PROPERTY—



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Christian Lewis are thrilled to bring this spectacular property to the rental market. Nestled in the heart of the highly desirable village of Dumbleton, this beautifully presented two bedroom, semi detached house offers the perfect blend of character, comfort, and countryside charm. Enjoying a peaceful setting with spectacular far-reaching views across open fields, this home provides an idyllic retreat.

The property features a welcoming cottage style interior, full of warmth and character. The stylish shaker style kitchen is fitted with an integrated oven and hob, with undercounter space for a dishwasher, additionally there is space for for a dining table, creating a lovely space for everyday dining. Leading off the kitchen is a small lean-to conservatory that doubles as a practical utility area, offering space for a washing machine, tumble dryer, and storage for coats and shoes.

To the front of the property you will find the cosy living room is the perfect spot to relax, with a log burner fire providing a charming focal point and adding to the property's inviting atmosphere. Upstairs are two double bedrooms, each featuring attractive period fireplaces, along with a modern, well-finished shower room including stand alone shower, wc and basin.

Outside, the property continues to impress. The side sweeping garden provides plenty of space to enjoy the peaceful surroundings, while a large driveway offers parking for up to four or five cars. There are also two useful outbuildings: a large shed with light and power and a brick built workshop.

Set in a quiet, picturesque location, this delightful home is perfect for anyone seeking rural tranquility without compromising on comfort or convenience. With its charming character, stylish interiors, and incredible countryside views it is truly not to be missed.

The property is offered Unfurnished || Energy Rating E || Council Tax Band C || Initial 12 Month Tenancy

Lettings 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 - Tewkesbury Council

Heating - Oil

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.

Lettings - Tenancy Costs

Important Application & Tenancy Costs Information - 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.

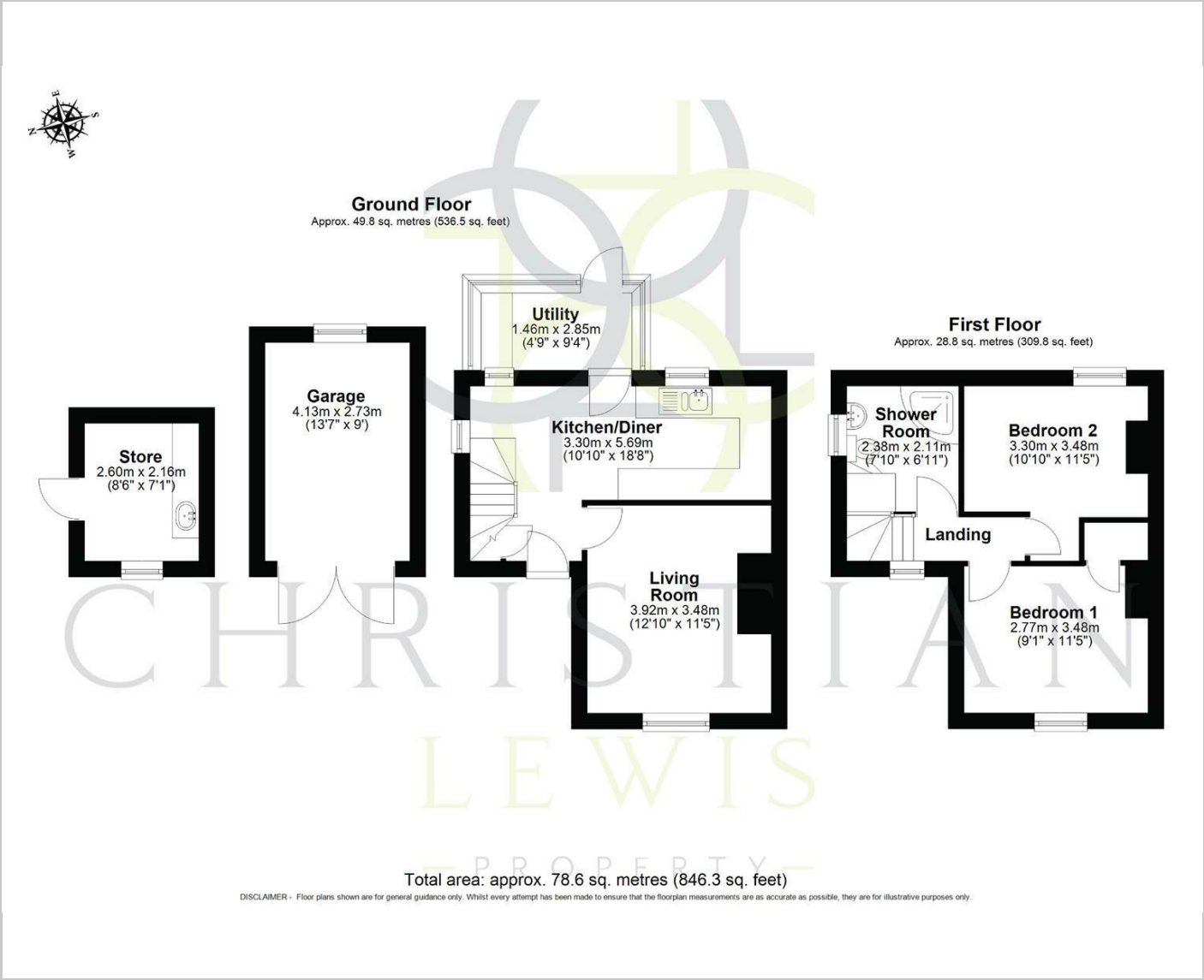
The holding deposit is non refundable in the following situations and instead used to contribute towards incurred costs;

- 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



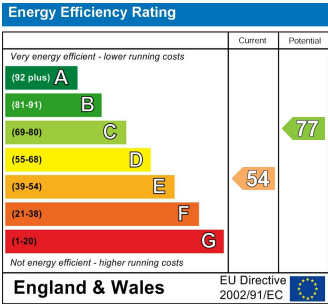
Floor Plans



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.