



25, Heathfield Road  
Norton  
Evesham  
WR11 4TQ

**£1,200 PCM**



CHRISTIAN  
LEWIS  
— PROPERTY —



## 25 Heathfield Road, Norton, Evesham, WR11 4TQ

£1,200 PCM

AVAILABLE NOW || 3 BEDROOMS || VILLAGE LOCATION

Nestled on Heathfield Road in the charming area of Norton just outside Evesham, is this delightful three-bedroom mid-terrace house.

Spanning an impressive 909 square feet, the property boasts a spacious, front to back living room that features a cosy log burner and patio doors that lead out to a private garden backing onto countryside. The garden is predominantly laid to lawn, with fencing surround and a garden shed.

The kitchen diner is well-equipped, offering spaces for essential white goods and a dining table. Additionally, a separate utility room enhances practicality, while a downstairs WC adds to the overall convenience of the layout. To complete the ground floor is a useful outhouse boiler room for additional storage.

To the first floor are 3 bedrooms, and a family shower room. The main bedroom is a true highlight, complete with built-in wardrobes that provide ample storage space, followed by an additional double bedroom and 1 single bedroom with cupboard. The bedrooms are serviced by a stylish shower room with shower, wc and basin.

This property is offered to the market unfurnished, and is available for its next occupier now. So if you are looking for countryside living, within a well proportioned house then look no further!

Parking is offered on a first come first served basis to the front of the property, in a quiet cul de sac. There is an additional carpark to the side of the property which can also be utilised.

#### 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 central heating

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

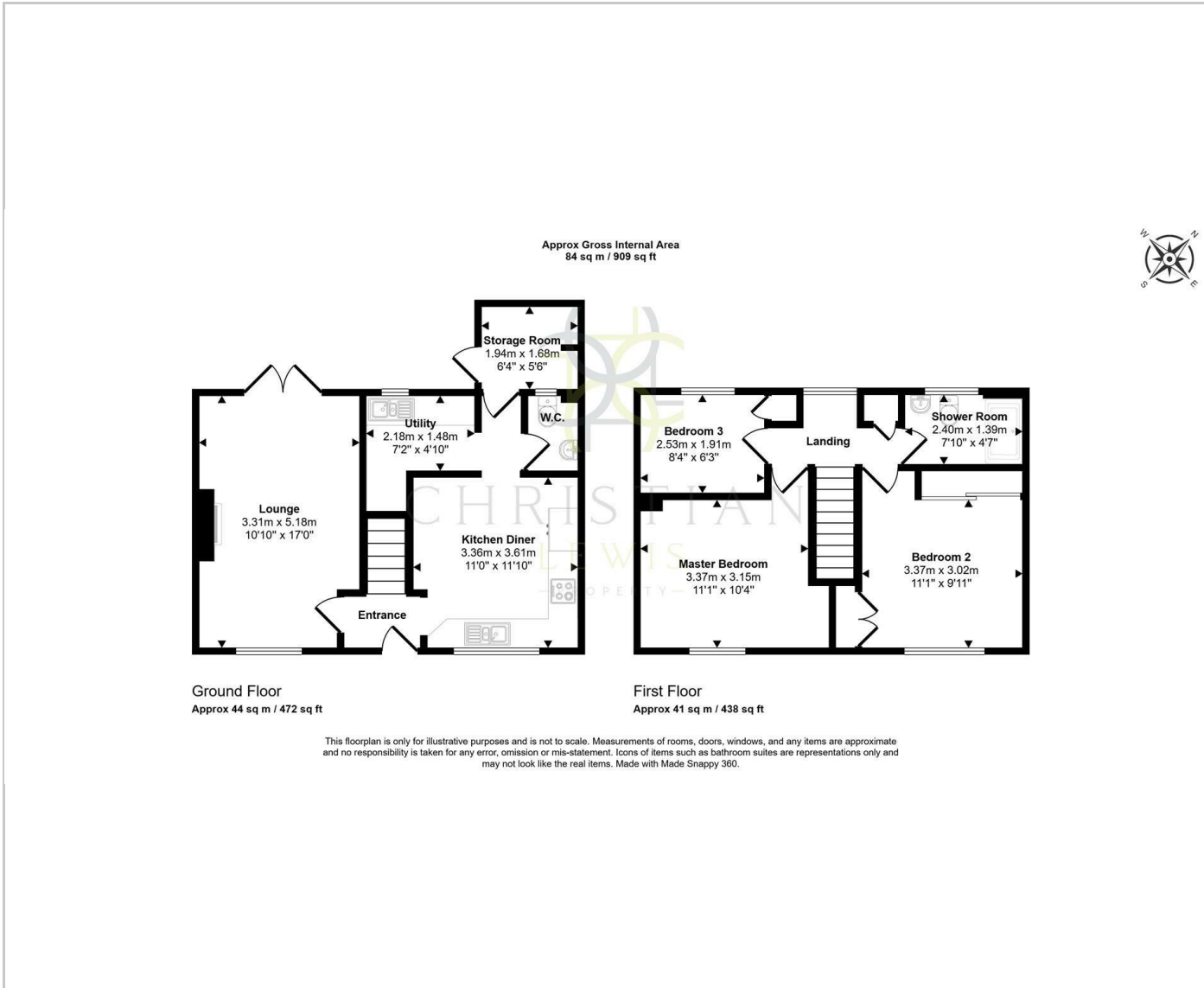
#### \*DISCLOSURE\*

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.

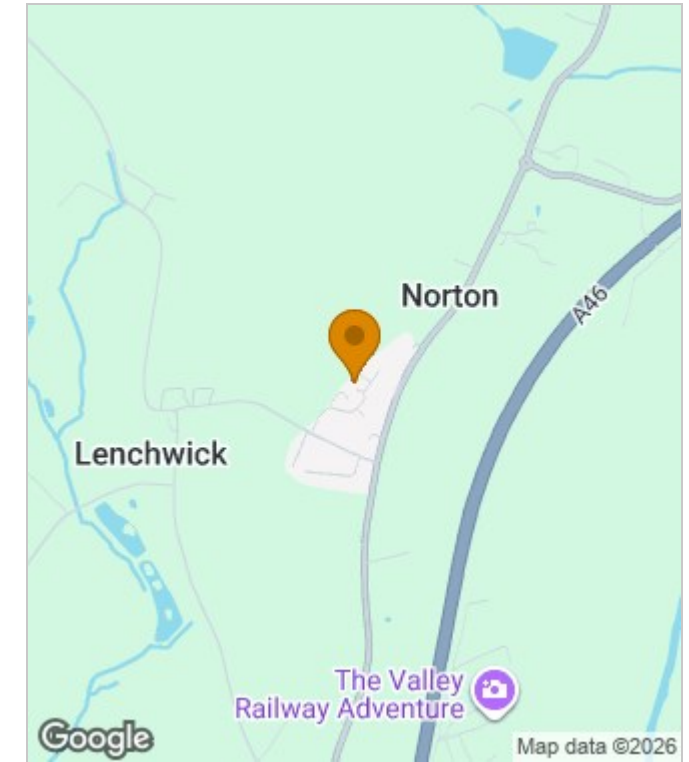
All representations contained in the particulars are based on details supplied by the owner. Please inform us if you become aware of any information being inaccurate.



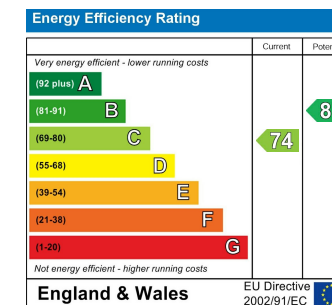
# Floor Plans



# 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 firms employment has the authority to make or give any representation or warranty in respect of the property.