



6 Cullabine Court, Main Street  
Dumbleton  
WR11 7TH

**£1,750 PCM**



CHRISTIAN  
LEWIS  
— PROPERTY —



## 6 Cullabine Court Main Street, Dumbleton, Evesham, WR11 7TH

£1,750 PCM

AVAILABLE NOW || 3 BEDROOMS || 3 BATH/SOWER ROOMS || OPEN PLAN LIVING

We are thrilled to offer this immaculately presented 3 bedroom, detached barn located within the heart of Dumbleton. The property offers the perfect blend of rustic charm and modern space. Spanning an impressive 1,295 square foot internally, alongside wonderful outdoor space it really is the perfect spot.

The property can be conveniently accessed from 3 points of the property. The primary entrance is through the double patio doors leading into the open plan kitchen living room. The true heart of the home with country style shaker kitchen offering a variety of base and wall units with spaces for white goods. Leading seamlessly into the dual aspect living room, complete with wooden flooring and door leading into the garden, overlooking greenspace. To finish the ground floor is a convenient WC, door leading to the side of the property and stairs wrapping to the first floor.

A large landing space opens up the first floor, with its wooden beams and window seat window its a perfect example of countryside living. All three bedrooms are generous doubles with built in storage in all. To further add to the charm, two of the bedrooms are complete with an ensuite shower room. Finally, a family bathroom is also located on the first floor with full suite.

Externally, the property is offered with a private lawned garden with views spanning the countryside. To the opposite side of the property is a patio space - perfect for outdoor table and chairs. The property also offers additional storage/work space to the rear of the property in the form of an office/pantry/store room. This is accessed externally, and is a great, versatile space.

There is parking for 3/4 cars on a stoned driveway.

#### 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
- 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 - F

Energy Performance Rating - D

Main Heating Source - LPG 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 - Tewkesbury Council

#### \*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.

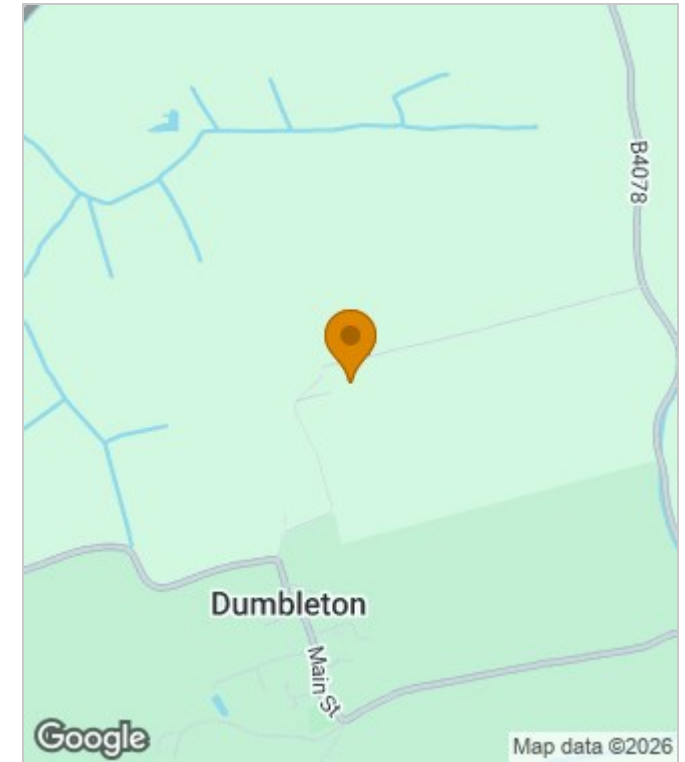
All representations contained in the particulars are based on details supplied by the owner.



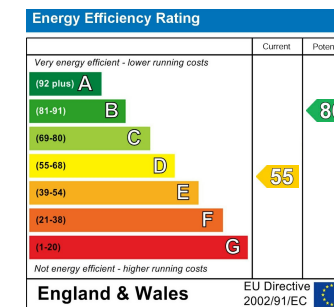
## Floor Plans



## 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.