



1, Blamore Rise
Bidford-On-Avon
Alcester, B50 4DE

£1,200 PCM
Deposit - £1,384



Nestled in the heart of the highly desirable village of Bidford-on-Avon, this beautifully presented two bedroom, semi detached home offers modern living in a charming riverside setting. Bidford-on-Avon is renowned for its welcoming community, excellent local amenities, picturesque countryside walks, and convenient access to Stratford-upon-Avon, Evesham and the surrounding road network, making it an ideal location for both commuters and those seeking a more relaxed pace of life.

The property itself is bright, airy and thoughtfully designed throughout, benefiting from contemporary finishes and the rare advantage of two outdoor spaces, perfect for relaxing or entertaining.

Upon entering, you are welcomed into a stylish kitchen/dining room featuring modern shaker-style units, an integrated oven and hob, and attractive low-maintenance wood-effect flooring. Patio doors open onto one of the outdoor seating areas, creating a seamless indoor-outdoor space ideal for entertaining guests or enjoying al fresco dining. A convenient downstairs WC is located just off the kitchen. Double doors lead through to the spacious living room, which enjoys further patio doors opening onto the garden area, allowing natural light to flood the space.

To the first floor are two well-proportioned bedrooms, one of which benefits from a built-in storage cupboard. Completing the accommodation is a contemporary family bathroom fitted with a bath, shower over, wash basin and WC.

Combining modern comforts with a fantastic village location, this wonderful home presents an excellent opportunity for those looking to enjoy all that Bidford-on-Avon has to offer.

Offered Unfurnished | Energy Rating B | Council Tax Band C | Available November

Lettings Important Details

The property is offered on an Unfurnished basis
Council Tax Band - C
Energy Performance Rating - B
Initial 12 month Tenancy Offered
To Check Broadband Availability - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
To Check Mobile Availability - <https://www.ofcom.org.uk/mobile-coverage-checker>

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.

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

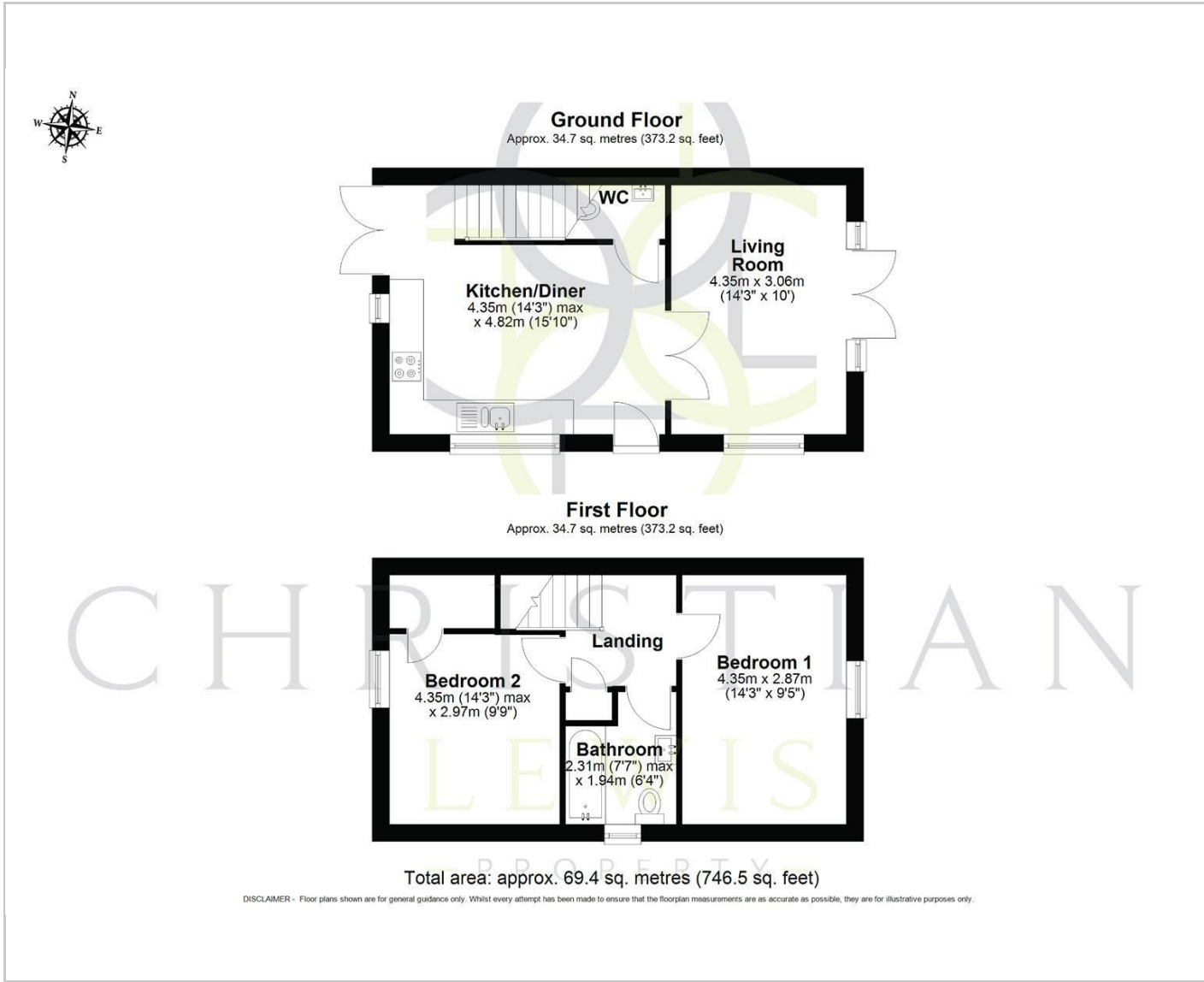
- Utilities (gas, electricity, water, oil)
- Council Tax
- Internet & Phone Subscriptions
- TV License (Where applicable)

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.



Floor Plan & Important Information



- Available November
- 2 Bedrooms
- Semi Detached House
- Bright, Airy Living Accomodation
- Modern Property
- Front & Rear Garden
- Allocated Parking for 2 Vehicles
- Modern Finish
- Council Tax Band C
- Energy Rating B

Area Map



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(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 tenants 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.