



2 Cullabine Court, Main Street
Evesham
WR11 7TH

£1,295 PCM



CHRISTIAN
LEWIS
— PROPERTY —



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Nestled in the charming village of Dumbleton, just a stone's throw from Evesham, this delightful barn conversion offers a unique blend of rustic charm and modern living. Spanning an impressive 811 square feet, the property features two well-proportioned bedrooms with built in wardrobes and a stylish bathroom, making it an ideal home for couples or small families.

As you enter, you are greeted by an inviting open-plan kitchen and living room, adorned with beautiful beams that enhance the character of the space. This area is perfect for entertaining guests or enjoying quiet evenings at home. The layout promotes a warm and welcoming atmosphere, allowing for seamless interaction between the kitchen and living areas. In addition to the large living room, there is also an additional room which can be utilised as an office, dining room, or additional entertaining space.

The property boasts a private garden, providing a serene outdoor space to relax and unwind. This garden is perfect for enjoying the fresh air or hosting summer barbecues with friends and family. Additionally, the barn conversion is set within a friendly community, offering a great sense of belonging and connection with neighbours.

For those with vehicles, the property includes parking for two cars, ensuring convenience and ease of access. The picturesque location of Dumbleton adds to the appeal, with its scenic surroundings and tranquil atmosphere, making it a perfect retreat from the hustle and bustle of city life.

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
- 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 - E
Main Heating Source - LPG

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 - My Local Area

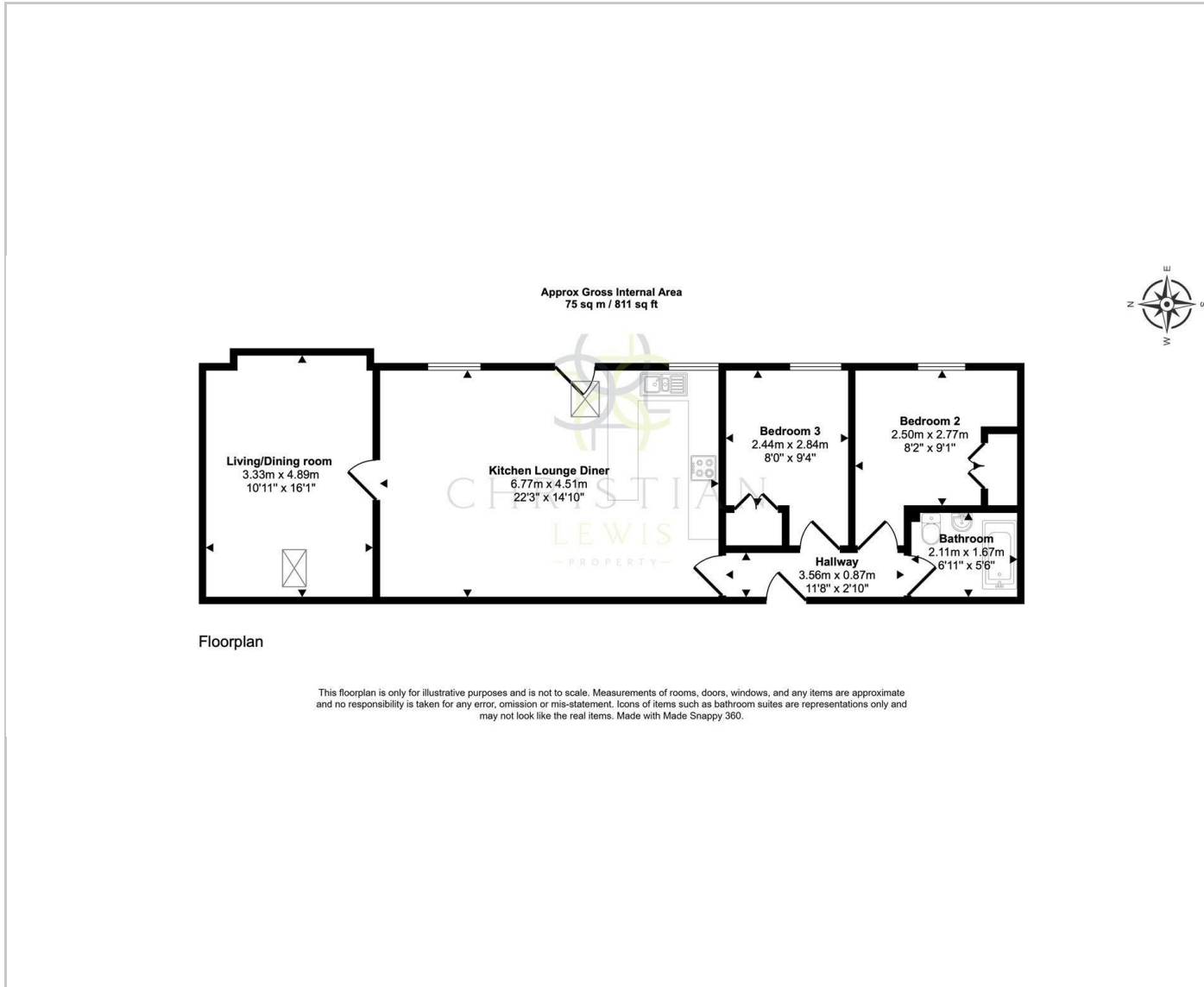
DISCLOSURE

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.



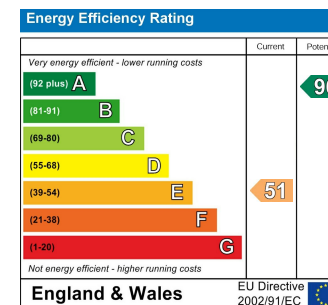
Floor Plans



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.