

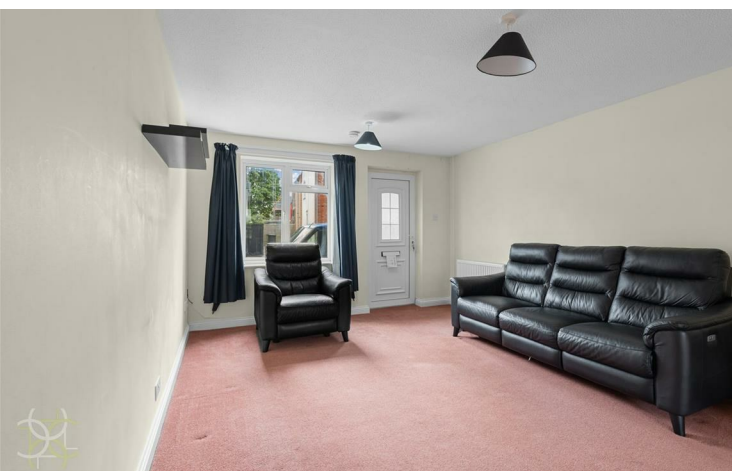


20, Newlands
Pershore
WR10 1BW

£950 PCM



CHRISTIAN
LEWIS
PROPERTY



20 Newlands, Pershore, WR10 1BW

£950 PCM

AVAILABLE NOW || 2 BEDROOMS || PART FURNISHED || ALLOCATED PARKING

Nestled in the charming town of Pershore, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Built in 1985, the property spans a cosy 609 square feet and is ideally situated within the town centre, making it an excellent choice for those seeking easy access to local amenities.

Upon entering, you are welcomed into an open-plan living room and kitchen, which is both spacious and functional. The living area features tasteful wall shelves and a comfortable leather sofa and chair, creating a warm and inviting atmosphere. The kitchen is well-equipped with fitted wall and floor units, complemented by a handy breakfast bar, perfect for casual dining. The property is also offered with a variety of white goods. Rear door leads from the kitchen to the rear courtyard garden, which also provides access to a designated parking space for one vehicle.

Upstairs, you will find two well-proportioned bedrooms. The first is a generous double room, complete with wardrobes, offering ample storage space. The second bedroom is a cosy single, ideal for guests or as a home office. The bathroom is thoughtfully designed, featuring a bath with a shower overhead, a basin, and a separate toilet for added convenience.

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 a part furnished basis

Council Tax Band - C

Energy Performance Rating - D

Main Heating Source - Gas mains

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

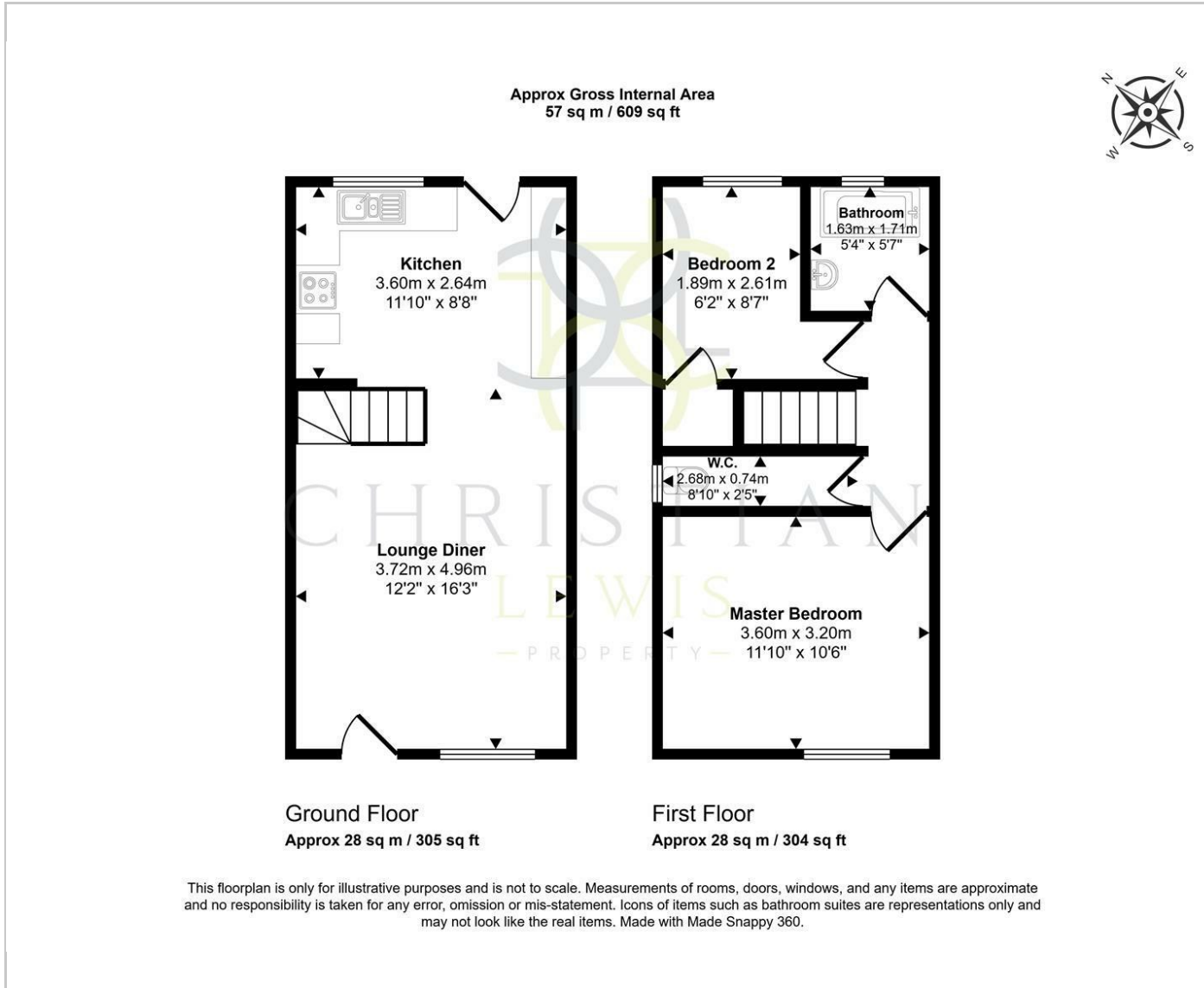
DISCLOSURE

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.

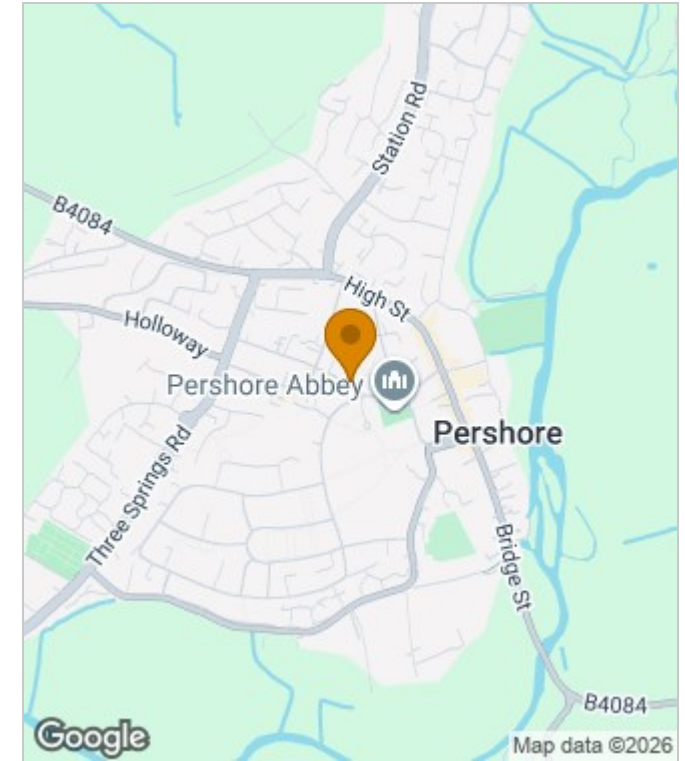
All representations contained in the particulars are based on details supplied by the owner. Please inform us if you become aware of any information being inaccurate.



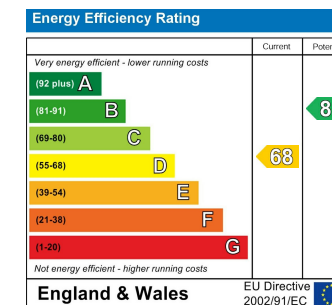
Floor Plans



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.