



79, Evendene Road  
Evesham  
WR11 2QA

**£1,100 PCM**



CHRISTIAN  
LEWIS  
— PROPERTY —



## 79 Evendene Road, Evesham, WR11 2QA

£1,100 PCM

AVAILABLE NOW || 2 BEDROOM BUNGALOW || HAMPTON

We are thrilled to bring to the market this charming, 2 bedroom, semi detached bungalow, available to let. Located within Hampton, this property must be seen to be appreciated.

As you approach the property you are welcomed by a wonderfully sized driveway offering parking for multiple vehicles, accompanied by a side gate for security. Externally continues to impress with its single garage, and mature rear garden. The garden is predominantly laid to lawn and is accessed via steps. The garden boasts a wooden shed, and views to greenspace behind.

Internally, the property is accessed to the side where you step into the entrance hall. This space initially flows into the family bathroom with bath, over bath shower, wc and basin in olive colour. Both double bedrooms are located to the front of the property and offer the perfect spot for relaxing.

Into the large living room, complete with wooden flooring, gas fire with fireplace and patio doors leading into the conservatory. The conservatory is a wonderful room overlooking the rear garden, with doors also leading out. Its private nature means its a great place for relaxing.

The kitchen is accessed via the living room and is complete with a variety of wall and floor units, and spaces for white goods. The kitchen also has an internal storage cupboard with the boiler and back door leading to the garden.

Hampton is a charming, historic suburb and former village on the western edge of Evesham, Worcestershire. Surrounded by a natural loop of the River Avon, it is known for its strong community feel, rich history tied to Evesham Abbey, and scenic riverside trails. It is conveniently equipped with a farm shop, chip shop and convenience store with post office. In addition to this it has a pub and a working men's club.

#### 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 - B

Energy Performance Rating - D

Main Heating Source - 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 - Wychavon - My Local Area

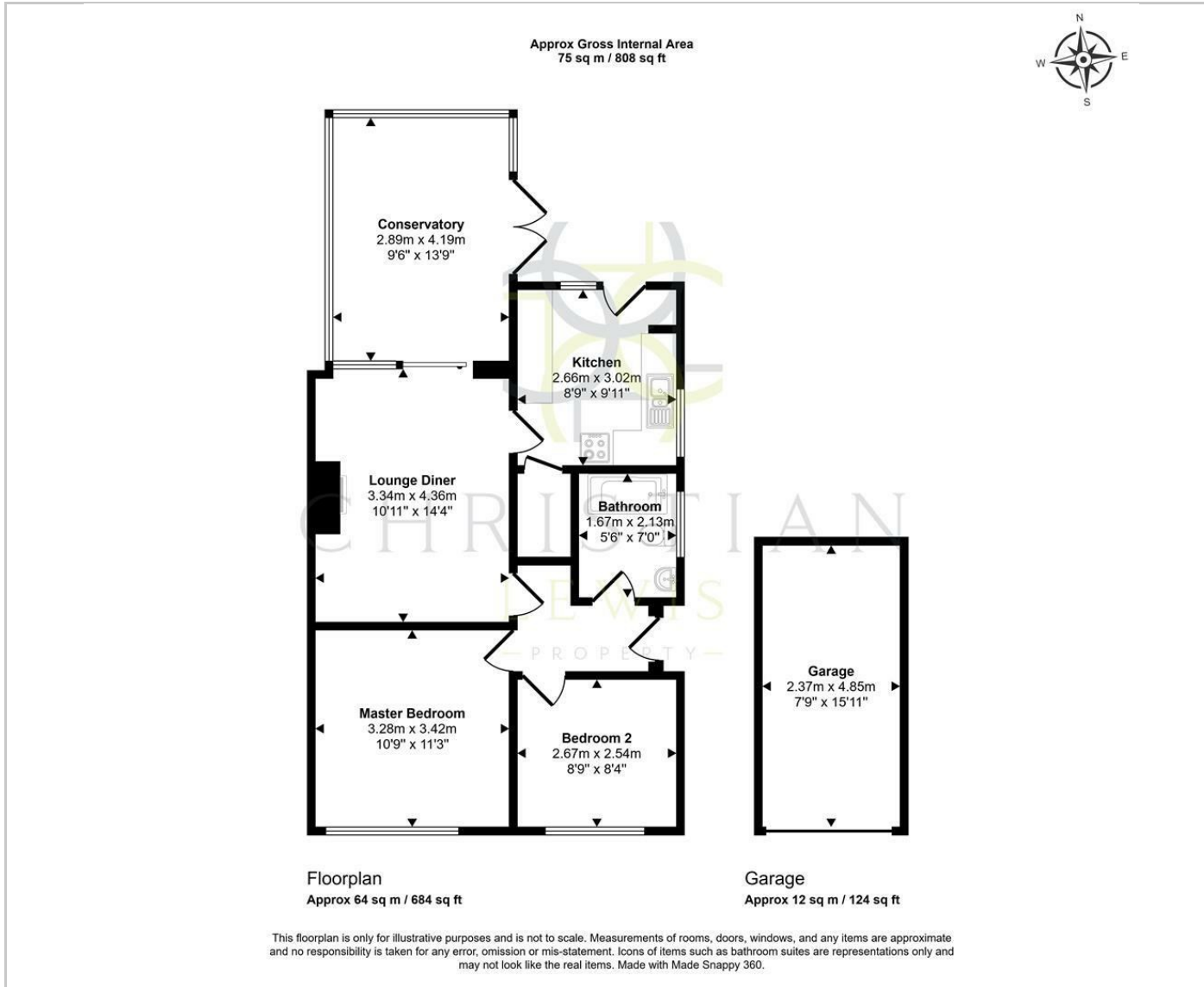
#### \*DISCLOSURE\*

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.

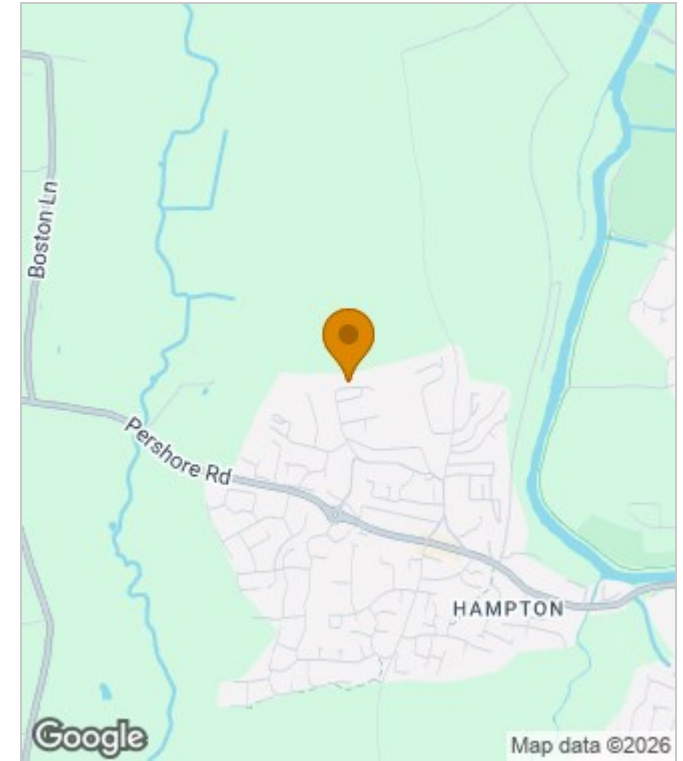
All representations contained in the particulars are based on details supplied by the owner. Please inform us if you become aware of any information being inaccurate.



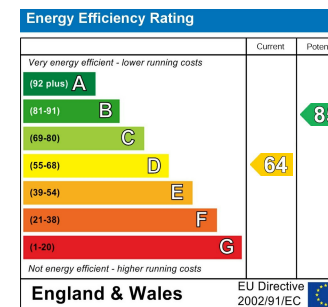
# Floor Plans



# 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.