



35, Jeacock Grove
Persore, WR10 1RQ

£1,750 PCM
Deposit - £2,019



CHRISTIAN
LEWIS
PROPERTY



AVAILABLE SEPTEMBER || 3 BEDROOMS || DETACHED HOUSE || GARAGE ||

Set within a sought-after modern development on the fringe of Pershore town centre, this beautifully presented three-bedroom detached home offers stylish, energy-efficient accommodation which must be seen to be appreciated. Relatively new, the property combines contemporary design with practical family living in an enviable location close to excellent amenities and transport links.

The accommodation is thoughtfully arranged and begins with a generous living room positioned to the front of the property, providing an elegant and welcoming space to relax. To the rear, the impressive contemporary kitchen/dining room is fitted with a range of modern units, some integrated appliances alongside undercounter spaces, offering an ideal setting for both everyday family life and entertaining. Patio doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces, while a separate utility room provides additional convenience. The garden is predominantly laid to lawn with patio area, garden shed and side access gate to the parking/garage.

Upstairs, the spacious principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room. Two further well-proportioned bedrooms are complemented by a contemporary family bathroom with bath, over bath shower, wc and basin, all presented in tasteful neutral décor that enhances the light and airy feel throughout the home.

Externally, the property enjoys an enclosed rear garden, together with a detached garage complete with light and power. A tandem driveway provides off-road parking for two vehicles.

Perfectly positioned within easy reach of Pershore High School, the railway station and the town's excellent range of independent shops, cafés and amenities, this superb home offers an outstanding balance of modern living and everyday 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 an unfurnished basis

Council Tax Band - D

Energy Performance Rating - B

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

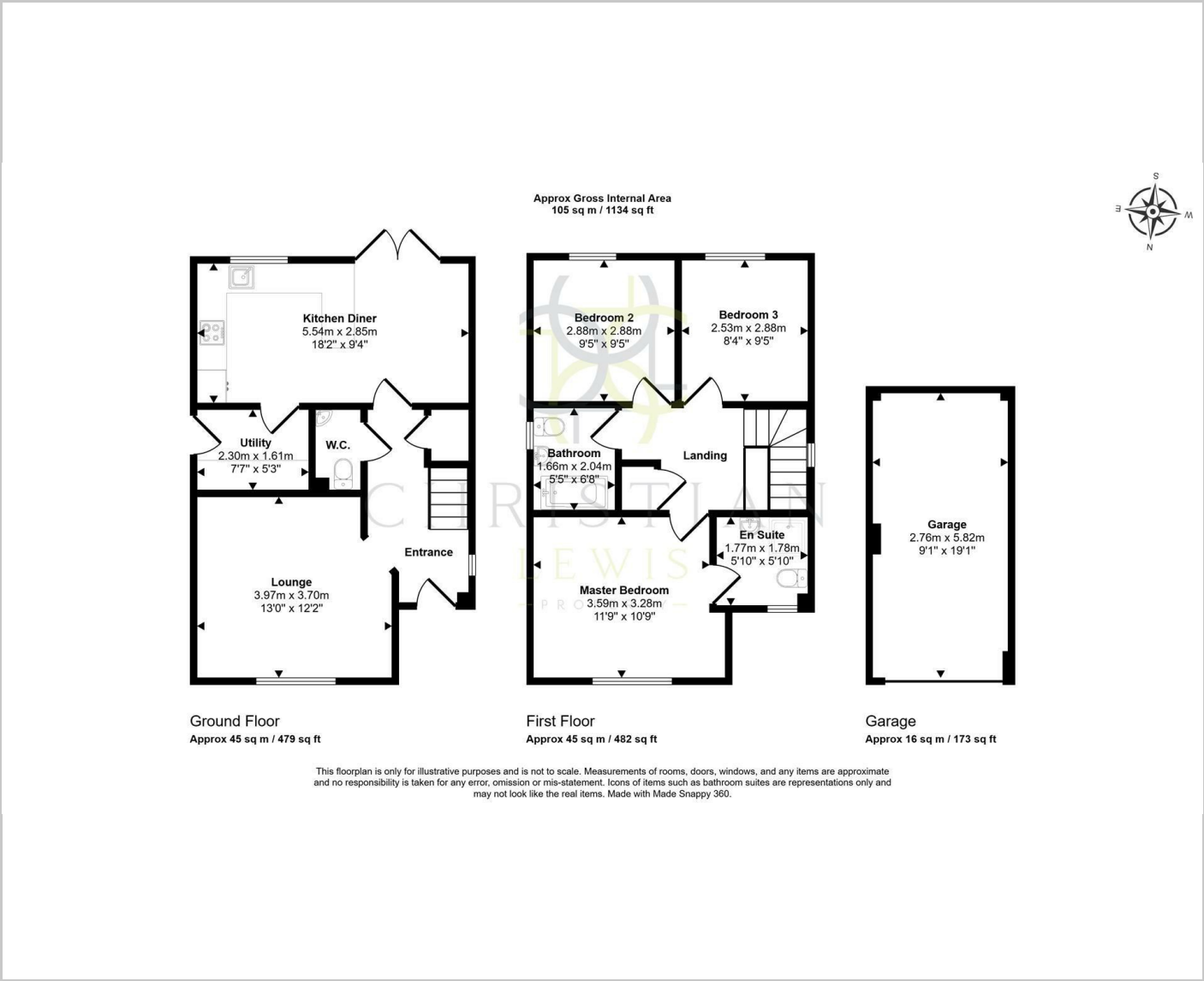
DISCLAIMER

Whilst we make enquiries with the landlord 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.

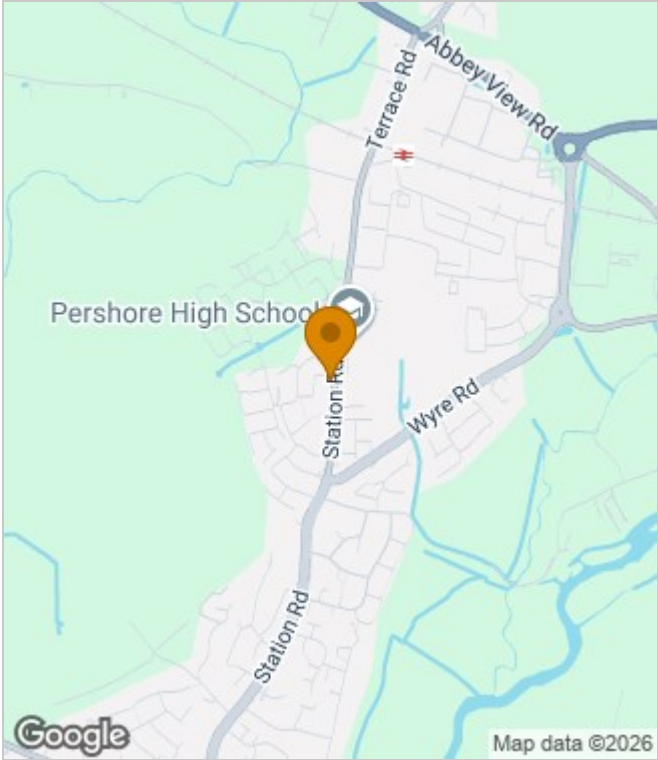
All representations contained in the particulars are based on details supplied by the landlord Please inform us if you become aware of any information being inaccurate.



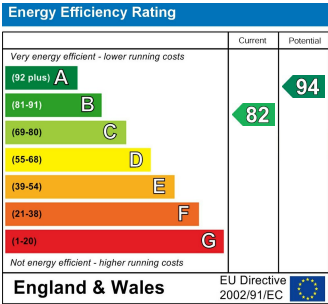
Floor Plans



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.