



The Conifers, 13 Wyckham Court, Buckland Road
Childswickham
Broadway, WR12 7HH

£1,150 PCM
Deposit - £1,326



AVAILABLE NOW || 2 BEDROOM BUNGALOW || UNFURNISHED

Nestled in the picturesque village of Childswickham, just a short distance from the beautiful Cotswold town of Broadway, this well-presented two-bedroom bungalow offers comfortable, single-storey living in a well regarded, rural setting.

With dual entrance, it offers practicality and convenience. Through the front door into the spacious hallway complete with built in cupboard storage which then flows seamlessly into the remaining rooms. To the front of the property are 2 bedrooms, 1 double and 1 single. The double bedroom further boasting dual aspect windows to allow for plenty of natural light. The well proportioned living room is located to towards the rear of the property.

The wet room is equipped with walk in shower, WC and vanity basin offering level access showering.

Through to the modern kitchen diner, with shaker style wall and floor units, wooden style worktops and space for a dining table. The kitchen flows seamlessly into the rear storage area, with a built in cupboard for additional pantry storage. Door leads from here into the beautifully private rear garden, predominantly laid to lawn, it is also adorned with established plants and shrubs, complimented by side access gates and a wooden shed. In addition, the garden is also offered with 2 additional store rooms. To the front of the property there is a side sweeping garden which wraps around the front and side of the property, again complete with well established trees, shrubs and lawn.

There is one allocated parking space to the rear of the property, which is easily accessible via the rear garden gate.

Childswickham is a highly sought-after village on the edge of the Cotswolds, offering a welcoming community atmosphere and beautiful countryside walks right from your doorstep. The historic village of Broadway is just a few minutes away, renowned for its independent shops, cafés, restaurants and traditional inns.

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 - Mains 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

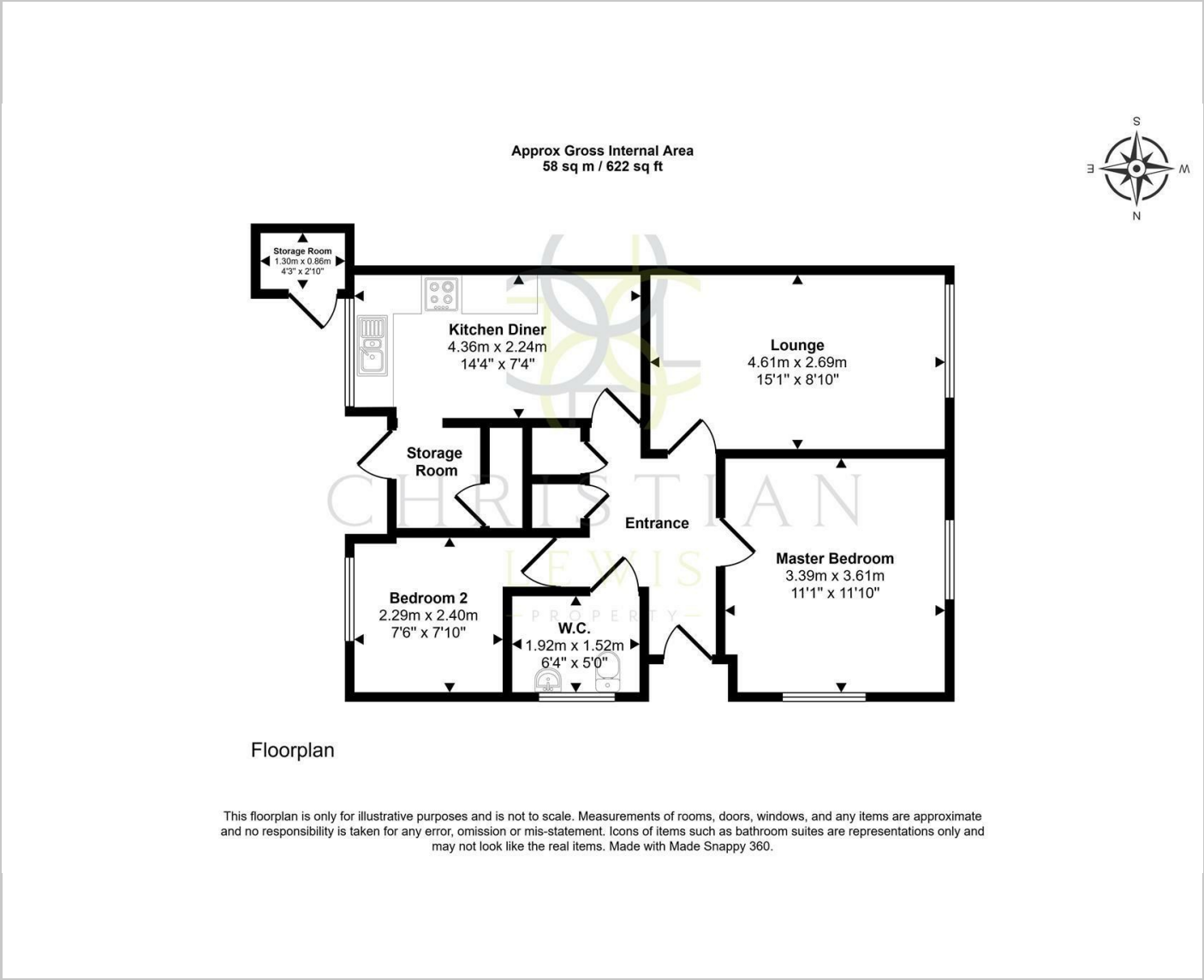
DISCLOSURE

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.



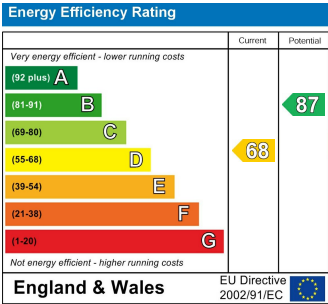
Floor Plans



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