



30, Masons Ryde
Persore
WR10 1JG

£1,200 PCM



CHRISTIAN
LEWIS
— PROPERTY —



30 Masons Ryde, Pershore, WR10 1JG

£1,200 PCM

A beautifully presented, 3 bedroom townhouse located within the heart of Pershore Town Centre. The property is offered to the market on an unfurnished basis, and is available now.

Entrance into the hallway, modern fitted kitchen with spaces for freestanding white goods, storage cupboard, through to dining room complete with patio doors into the low maintenance rear garden. The dining room further benefits from a downstairs WC. Stairs elevating to the 1st floor, living room to the front of the property complete with electric fire, built in unit and patio doors with a Juliet balcony. The living room also benefits from a storage cupboard. On the first floor you will also find bedroom 1 - complete with built in wardrobes, ensuite shower room and built in cupboard. Stairs elevating again to the 2nd floor where there are a further 2 bedrooms, 1 double and 1 single, completed by the family shower room. Both bedrooms on this floor also benefit from additional built in storage cupboards, perfect for growing families.

The property is conveniently situated, on the edge of Pershore Town Centre providing access on foot to the local GP, town, and park.

Externally, the property is offered with a low maintenance rear garden complete with decking, and 2 allocated parking spaces.

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 and before move in.

Other Permitted Payments to Us During Tenancy

- Variation to Tenancy At Tenant Request - £50
- Cost of Replacement Keys - Cost of replacement
- Early Termination of Tenancy - Landlords reasonable costs
- 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 - C

Initial 12 month Tenancy Offered

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

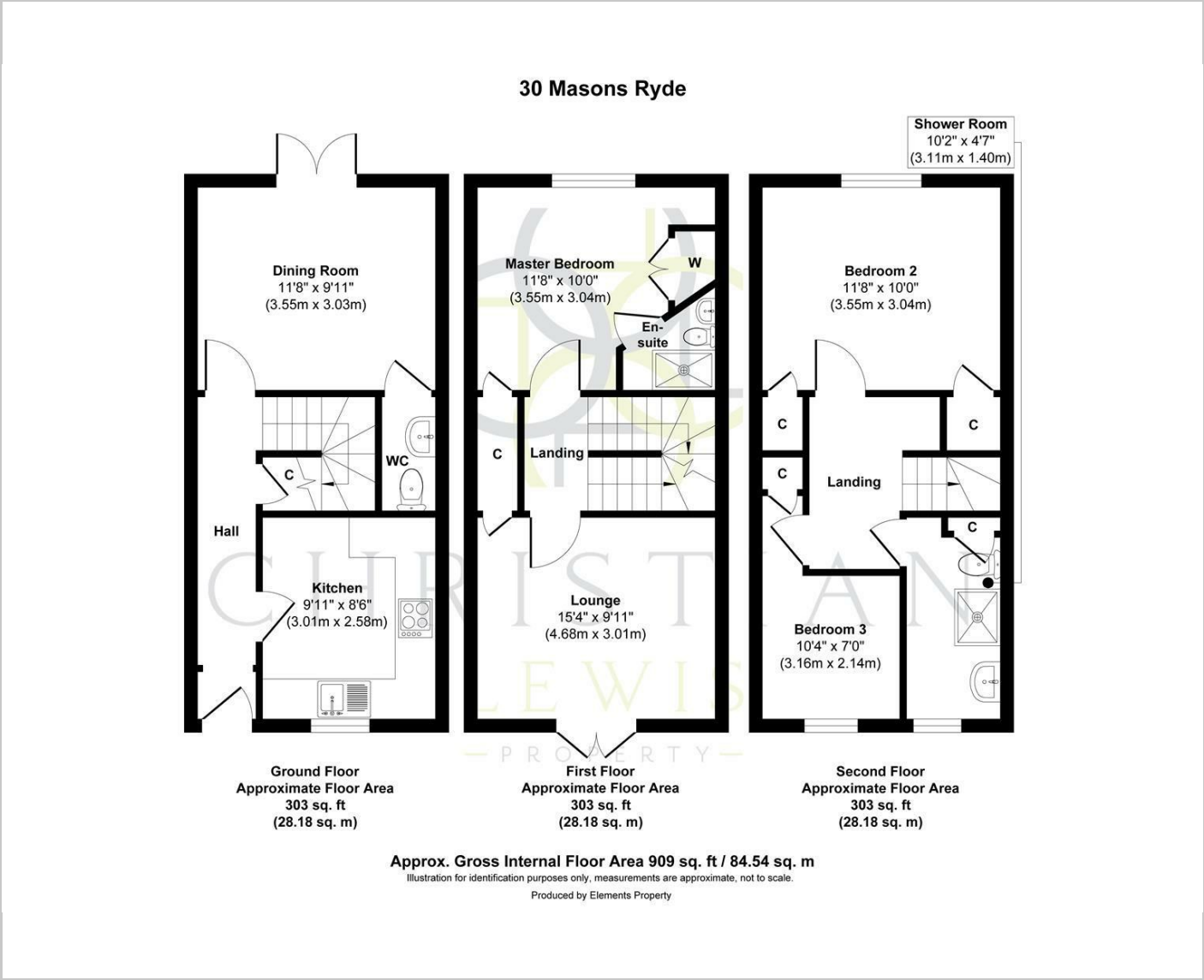
Additional Property Details - Wychavon - My Local Area

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



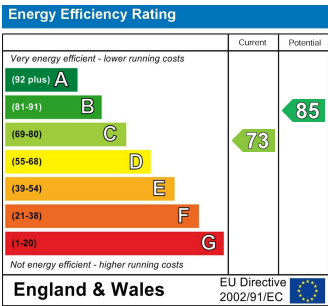
Floor Plans



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.