



14, Avon Mill Place
Persore, WR10 1AZ

£1,575 PCM
Deposit - £1,817



CHRISTIAN
LEWIS
— PROPERTY —



AVAILABLE NOW || 3 BEDROOMS

An impressive three bedroom townhouse occupying a highly desirable riverside position, enjoying breath taking, far-reaching views across the River Avon and surrounding countryside.

Set in an enviable location on the edge of the River Avon in Pershore, this elegant three storey townhouse offers stylish and versatile accommodation, complemented by a wonderfully tranquil setting and exceptional views.

The property is approached via the front door, opening into a welcoming entrance area with stairs rising to the first floor.

The first floor provides a beautifully proportioned living space, with the spacious reception room forming an impressive focal point of the home. Patio doors open onto a Juliet balcony, creating a wonderful sense of space and allowing the picturesque riverside outlook to take centre stage. The views are particularly striking and provide an ever changing backdrop throughout the seasons.

Also on this floor is a generously sized kitchen/diner, offering an excellent setting for both relaxed family dining and entertaining guests. A convenient WC completes the first-floor accommodation.

Stairs rise to the second floor, where three well appointed bedrooms can be found. The principal bedroom is particularly impressive, benefiting from a four piece en-suite bathroom, creating a private and sophisticated retreat. Two further bedrooms are served by a stylish family bathroom.

Externally, the property continues to impress with a low-maintenance courtyard garden, providing a private and manageable outdoor space ideal for relaxing or entertaining during the warmer months.

Lettings Important Property Details

The property is offered on an unfurnished basis
Council Tax Band - E
Energy Performance Rating - C
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.

Please inform us if you become aware of any information being inaccurate.

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

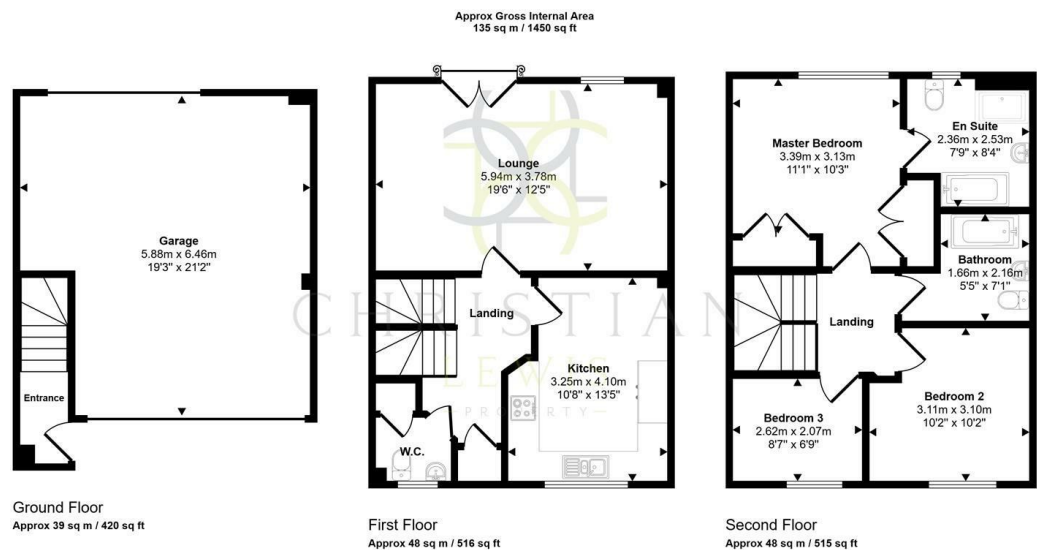
- Utilities (gas, electricity, water, oil)
- Council Tax
- Internet & Phone Subscriptions
- TV License (Where applicable)

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.



Floor Plan & Important Information



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



- Available Now
- 3 Bedroom Townhouse
- Located In Pershore Town Centre
- Carport Garage For Storage & Parking
- 2 Bathrooms
- Spacious Living Room With Juliet Balcony Overlooking The River Avon
- Energy Rating C
- Council Tax Band E
- Located On A Private Road
- Well Presented

Area Map



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 tenants 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.