

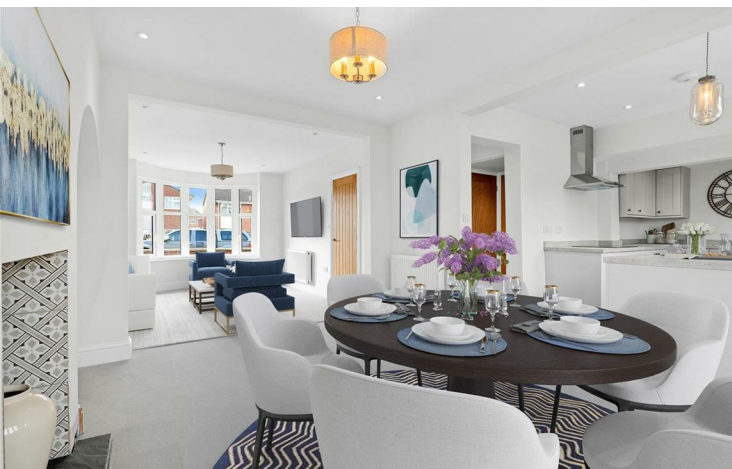


61, Elm Road
Evesham, WR11 3DR

£1,750 PCM
Deposit - £2,019



CHRISTIAN
LEWIS
PROPERTY



AVAILABLE NOW || FOUR BEDROOMS

A beautifully presented, four bedroom semi detached house located in Evesham, offered to the market on an unfurnished basis.

Approaching the property you are greeted by the driveway alongside carport offering flexibility and practicality. Entrance into the hallway which really sets the tone for the accommodation on offer. Leading through the open place kitchen, complete with modern shaker style units, integrated appliances and breakfast island for flexible living. The main living/dining room is a large open space which spans the depth of the property, with large windows it oozes natural light. The ground floor is complete with a downstairs WC/Utility, with space for freestanding white goods and wc, alongside understairs storage cupboard.

Stairs elevate to the first floor where you will find all four bedrooms, and the family bathroom. Three of the four bedrooms are double in size with large curved window, accompanied by a single bedroom/office/dressing room.

The family bathroom has a bath, over bath shower, jack and jill sinks with vanity unit, light up vanity mirror and wc.

Externally the property continues to impress with it generous rear garden. Predominantly laid to lawn, established with a variety of shrubs, plants and trees and accompanied by a decking and patio area.

The property is offered unfurnished (part integrated appliances), available now.

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.

Lettings Important Property Details

The property is offered on an unfurnished basis

Council Tax Band - D

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

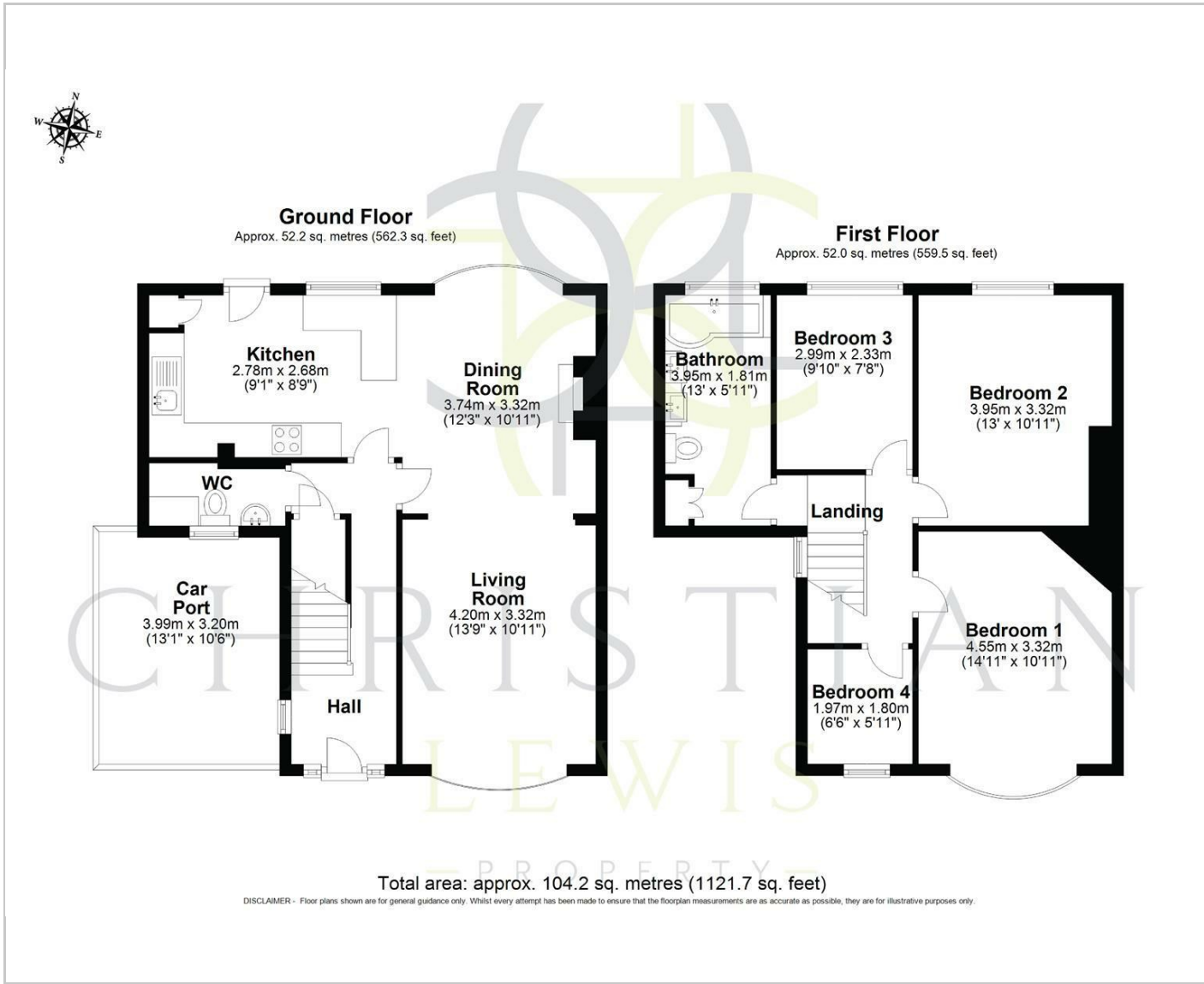
Whilst we make enquiries with the landlord to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact.

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

PLEASE NOTE - PHOTOS HAVE BEEN DIGITALLY ENHANCED USING CGI



Floor Plan & Important Information



- AVAILABLE NOW
- 4 Bedrooms
- Semi Detached
- Driveway Parking & Carport
- Generous Established Garden
- Wonderfully Presented
- Large Living Space
- Cloakroom/Utility
- Energy Rating C
- Council Tax Band D

Area Map



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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