

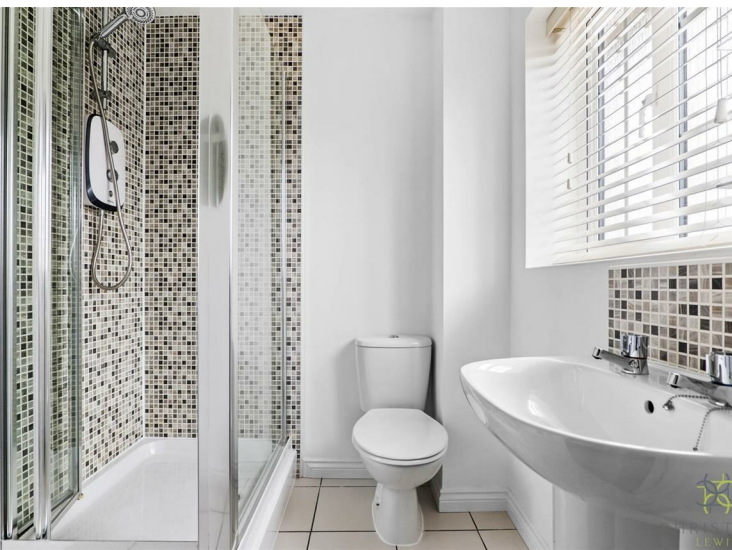


15 Codling Road, Evesham, WR11 3JD

**£1,275 Per calendar month**



CHRISTIAN  
LEWIS  
—PROPERTY—



## 15 Codling Road, Evesham, WR11 3JD

**£1,275 Per calendar month**

Nestled on the charming Codling Road in Evesham, this immaculately presented three-bedroom semi-detached house in Bengeworth is a true gem. Located close to amenities, it really is not to be missed.

Upon entering, you will find a welcoming reception room that flows seamlessly into the heart of the home. The property boasts a generous living space with patio doors leading to the garden, a downstairs WC and an understairs storage cupboard. Additionally, the modern fitted kitchen complete with integrated oven/hob.

On the first floor, bedroom 1 is accompanied with an ensuite shower room and built-in wardrobes, 2 further bedrooms - 1 double and 1 single. The well-appointed family bathroom features a bath with an over-bath shower, wc, and basin, providing both convenience and comfort.

Outside, the property is complemented by a beautifully landscaped multi-level garden, offering a tranquil outdoor space for gardening enthusiasts or those who simply wish to unwind in a serene setting. With the use of a side gate and a garden shed for storage.

For added convenience, the property includes driveway parking for two vehicles.

To further add to the charm of the property, it has recently undergone redecoration throughout making it a turn key ready property, it also further boasts NEST heating controls.

The property is available now || it is offered on an unfurnished basis || Energy Rating C || Council Tax Band C

#### Lettings Important Details

The property is offered on an unfurnished basis

Council Tax Band - C

Energy Performance Rating - C

Initial 12 month Tenancy Offered

To Check Broadband Availability - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

To Check Mobile Availability - <https://www.ofcom.org.uk/mobile-coverage-checker>

Additional Property Details -

<https://maps.wychavon.gov.uk/wdcmla/#/>

#### \*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.

#### Lettings - Tenancy Costs

Important Application & Tenancy Costs Information - A refundable holding deposit equivalent of one weeks rent will be required 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 and used towards the first months rent, unless otherwise agreed.

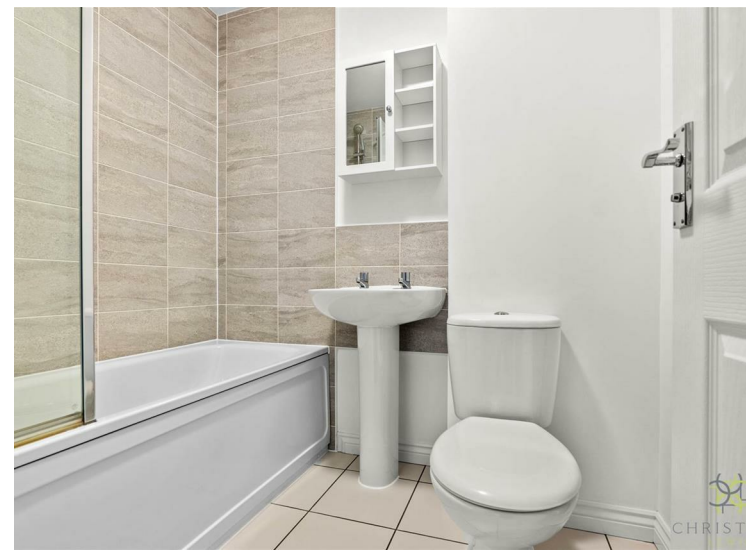
The holding deposit is non refundable in the following situations and instead used to contribute towards incurred costs;

- 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

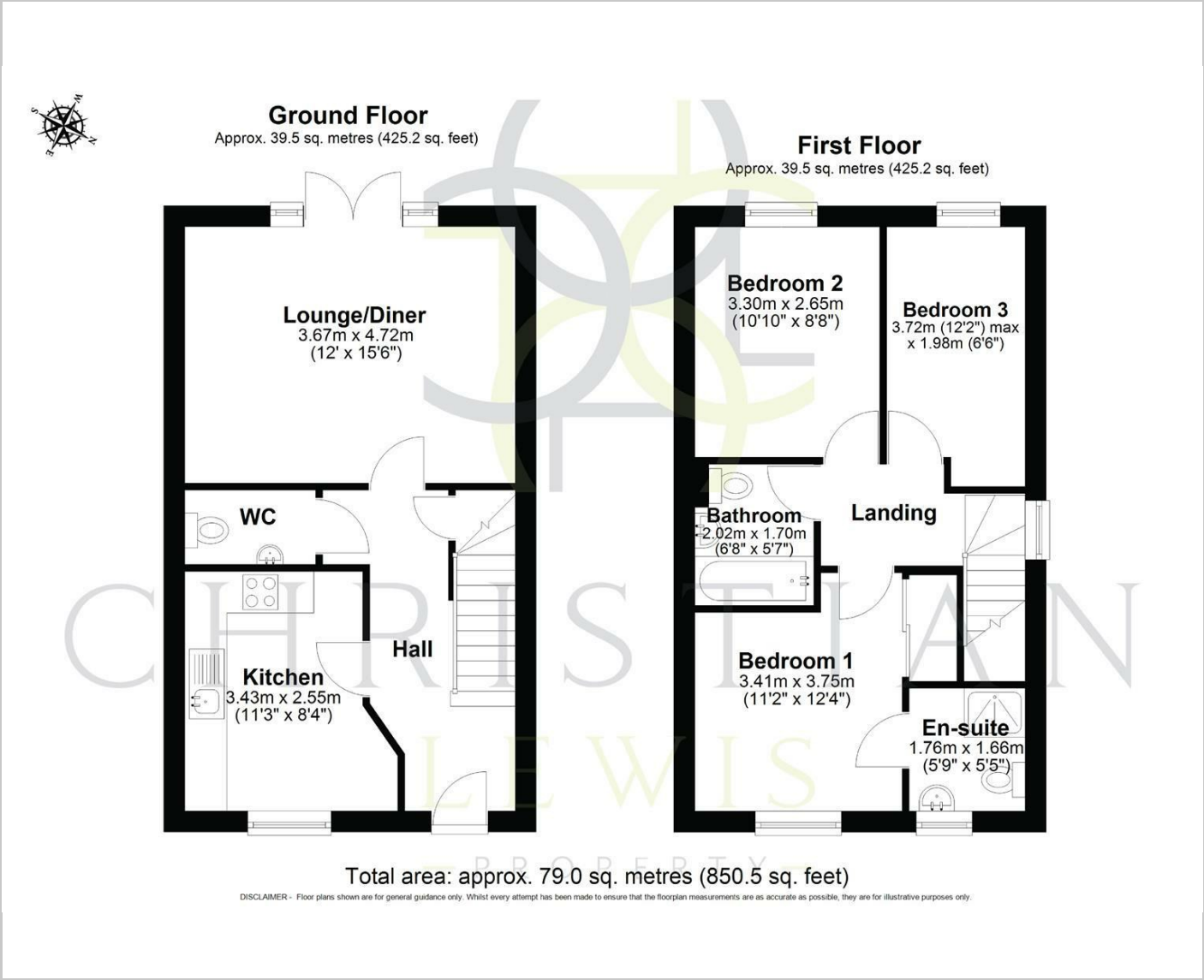
A full deposit equating to five weeks rent is payable upon signature of agreements

#### Room Measurements

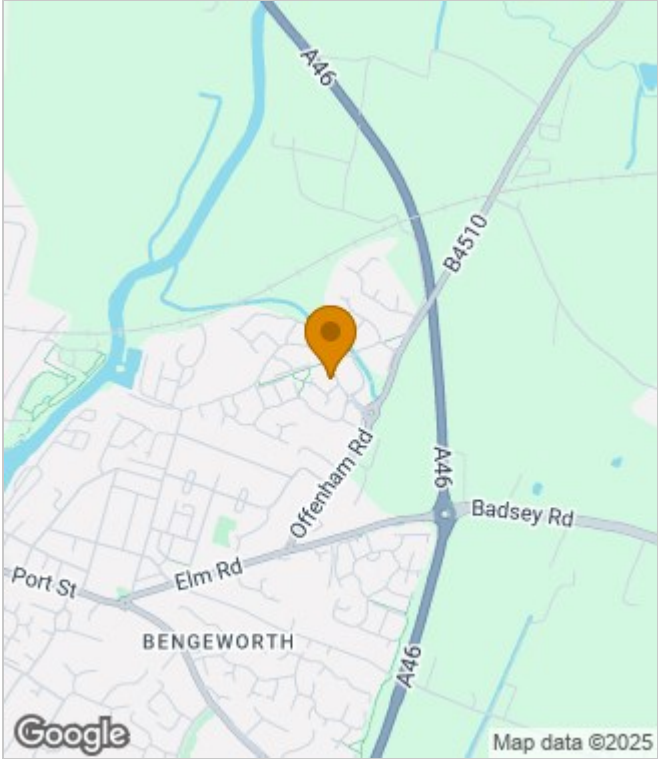
Please refer to the floorplan



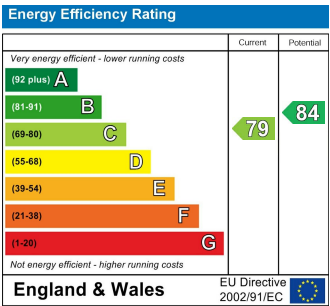
Floor Plans



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.