

3 Tamar Place, Evesham, WR11 3FD

Offers over £450,000

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CHRISTIAN LEWIS PROPERTY



3 Tamar Place

Evesham, WR11 3FD

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- Located within a sought-after residential area
- Spacious and light-filled living accommodation throughout
- Separate utility area and downstairs WC
- Private and enclosed rear garden
- Driveway parking
- Beautifully presented four-bedroom detached home
- Impressive modern kitchen with open-plan dining area
- Principal bedroom with ensuite shower room
- Detached garage
- Excellent access to local amenities, schools and transport links



Situated within the highly sought-after Cotswold Rise development in Evesham, this beautifully presented and thoughtfully improved four-bedroom detached family home offers generous living space, a high-quality finish throughout, and a layout perfectly suited to modern family life.

From the outset, the property makes an excellent first impression, with a well-maintained frontage, driveway parking, and a detached garage. Internally, the home continues to impress, having been stylishly updated and carefully maintained by the current owners.

The ground floor offers a superb balance of living and entertaining space. A spacious lounge provides a comfortable and inviting setting, ideal for relaxing, whilst the heart of the home is undoubtedly the impressive kitchen/dining space. The kitchen has been finished to a high standard, offering ample storage and worktop space, with a seamless flow into the dining area—perfect for both everyday living and entertaining guests. A separate utility room adds practicality, and there is also a convenient downstairs W.C.

Upstairs, the property continues to deliver with four well-proportioned bedrooms. The master bedroom benefits from built-in storage and a modern en suite shower room. The remaining bedrooms are all of a good size, making them ideal for family, guests, or home working, and are serviced by a stylish and contemporary family bathroom.

Externally, the rear garden has been designed with ease of maintenance in mind, offering a private and enclosed space ideal for both relaxing and entertaining. The addition of a versatile garage space further enhances the property, currently set up as a fantastic multi-use area, perfect for hobbies, a home gym, or additional storage.

This is a fantastic opportunity to acquire a turnkey home in a prime residential location. It offers excellent access to local amenities, schools, and transport links, making it an ideal setting for families. Early viewing is highly recommended.





Additional Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band F
EPC Rating C

Disclaimer

Whilst we make enquiries with the Seller 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 Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.



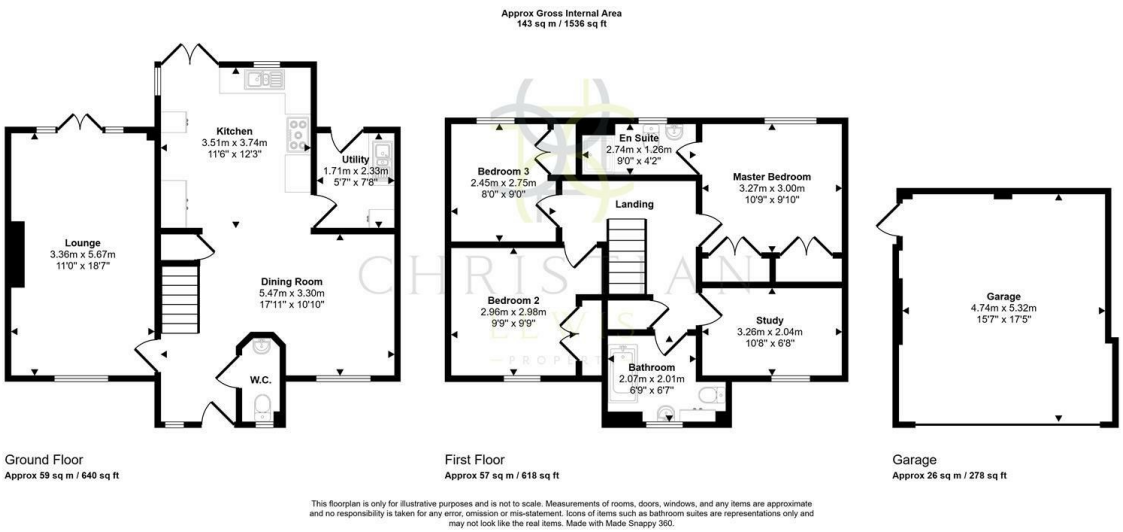




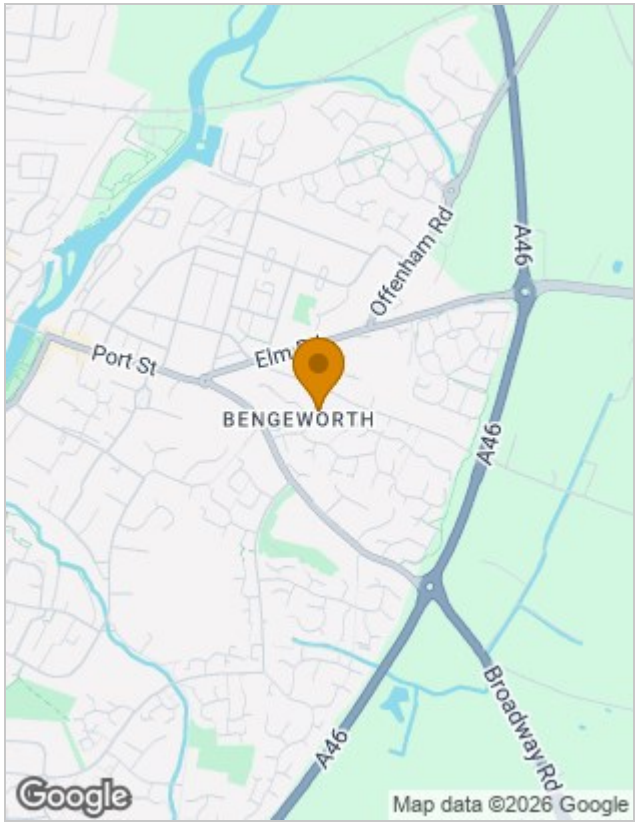



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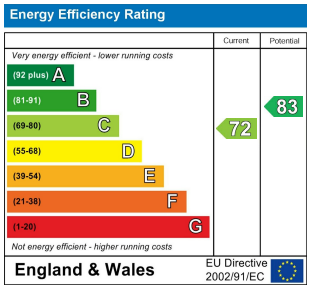
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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