

7, Medway Road
Evesham, WR11 3FA

£1,850 Per calendar month
Deposit - £2,134

CHRISTIAN LEWIS PROPERTY









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AVAILABLE DECEMBER || 4 BEDROOMS || DETACHED || DOUBLE GARAGE

A wonderfully located, 4 bedroom detached house located on the popular Cotswold Rise Estate, Evesham. As you approach the property its accommodation starts to impress, with a detached double garage, large driveway and large front garden it sets the the tone for the spacious accommodation to follow.

Entrance into the welcoming hallway, with downstairs cloakroom and double doors leading into the large living room. This room is complemented by a feature fire, and door leading into the conservatory - perfect for flexible living space.

Through to the kitchen, a perfectly equipped room finished in cream high gloss units, and spaces for white goods. The kitchen is complemented by a separate utility room, which has a door leading to the garden.

Stairs wrap around to the first floor to the generous sleeping space. Four bedrooms, all double in size serviced by a family bathroom. Bedroom 1 boasts an ensuite shower room and a Juliette balcony.

Externally the property is complimented by a private rear garden, predominantly laid to lawn with established shrubs.

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 - F
Energy Performance Rating - D
Main Heating Source - Mains 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

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.

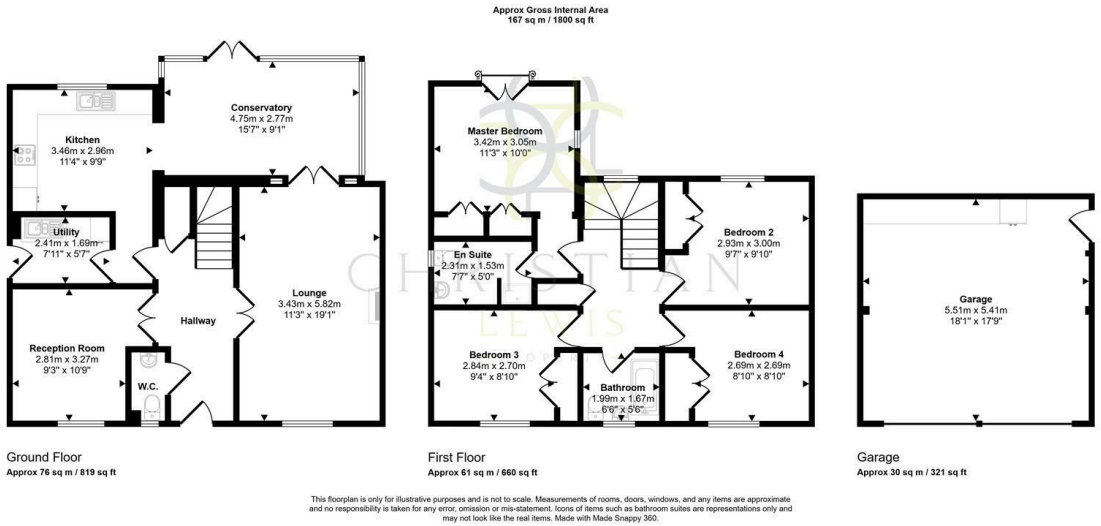
Please inform us if you become aware of any information being inaccurate.





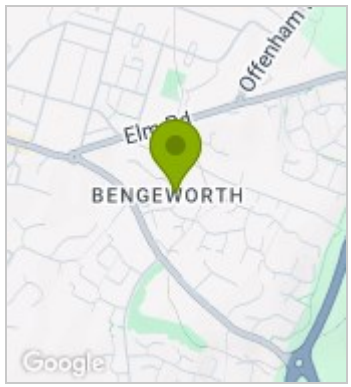


Floor Plan & Important Information

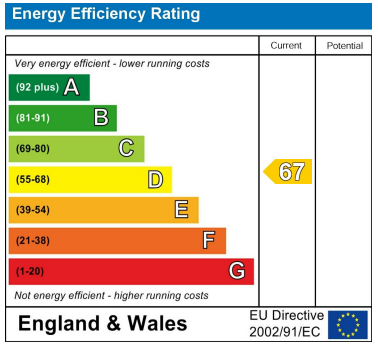


- AVAILABLE DECEMBER
- 4 BEDROOM DETACHED HOUSE
- BEDROOM 1 WITH ENSUITE & JULIETTE BALCONY
- LARGE LIVING ROOM
- LARGE CONSERVATORY WITH PATIO DOORS TO GARDEN
- DOUBLE DETACHED GARAGE & LARGE DRIVEWAY
- SEPARATE UTILITY ROOM
- PRIME LOCATION
- ENERGY RATING D
- COUNCIL TAX BAND F

Area Map



EPC



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.

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