15, Newlands
Pershore, WR10 1BW

£975 PCM
Deposit - £1,125

CHRISTIAN LEWIS PROPERTY

2 1 1 D

Available September || Unfurnished || 2 Bedrooms

A cosy 2 bedroom mid terrace cottage located within the heart of Pershore. Entrance door into the living room, complete with log burner fireplace and rustic style flooring. Flowing into the kitchen, where the charm flows through this is complimented by solid wood worktops, Belfast sink, space for washing machine, integrated cooker/hob, and butcher block island.

Through to the rear of the property are the stairs which elevate to the first and second floors. On the first floor, you will find bedroom 1 - a spacious double bedroom with built in cupboard, feature fireplace and shutter blinds. To accompany the first floor is a the stylish family bathroom - a complete suite with a bath, over bath shower, wc and basin and to finish is a large airing cupboard with boiler.

Stairs elevate again to the second floor to the second bedroom in the eaves. This room has a Velux window and offers great space for a home office or guest room.

Externally, the charm continues in the form of the country cottage style garden. A fully established retreat, with path leading to the top of the garden where there is a relaxing summerhouse to be enjoyed. To complete the garden is a rear access gate, and external store room for all your gardening equipment.

Lettings Important Property Details
The property is offered on an unfurnished basis
Council Tax Band - B
Energy Performance Rating - D
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)

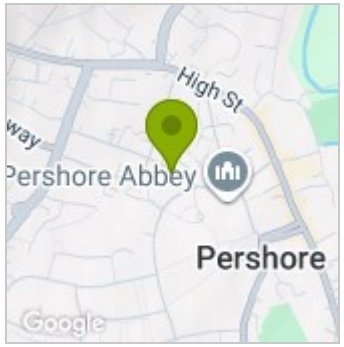
About Us

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.

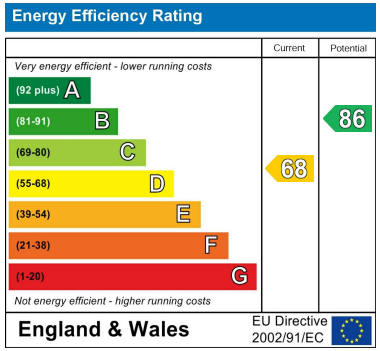
Floor Plan & Important Information

- Charming 2 Bedroom Cottage
- Walking Distance To Pershore
- Log Burner With Exposed Brick Fireplace
- Open Plan Kitchen With Belfast Sink
- Double Bedroom With Storage
- Cottage Garden - Fully Established With Plants, Shrubs & Flowers
- Garden Summerhouse & External Store
- Second Bedroom in Eaves
- Ideal Location
- On Street Parking

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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: lettings@christianlewisproperty.co.uk
www.christianlewisproperty.co.uk