

Residential Property
Management and Lettings

Simon Vaux Rental



Evesham

£595 pcm

Available
September



A spacious one bedroom house * Hallway *
Kitchen/diner * First floor living room * Double
bedroom * En-suite bathroom * Parking *



44 St Matthews Close
Evesham
WR11 2ES

This is an attractive one bedroom house which offers deceptively spacious accommodation. This comprises entrance hall, kitchen/diner, spiral staircase to first floor where there is a large living room, double bedroom with built in wardrobes and an en-suite bathroom. There is the added bonus of a garage close by.

ACCOMMODATION:

Partly glazed entrance door leading to the,

Entrance hall. Spiral staircase to the first floor. Radiator.

Kitchen/dining room 12'2 x 8'7. Fitted with a range of base and wall mounted cabinets with laminated work surfaces and tiling. Stainless steel sink unit, plumbing for washing machine, built in oven, hob and extractor over, casement window to rear.

First floor Living Room 16'4 x 19'6 max. A large sunny spacious room with radiator, three casement windows, TV point, built in cupboard with gas boiler for heating and hot water. Loft access.

Double Bedroom 9'9 x 9'6. Two built in double wardrobes, radiator, casement window.

En-suite Bathroom. With a white suite comprising panelled bath, with shower attachment, and screen, WC and wash hand basin with tiling, Casement window, radiator.

OUTSIDE

Garage enbloc.

Please note there is no garden with this property.

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**The property is under the Wychavon District Council 01386 565000.
Important Notes and Tenancy Conditions.**

1. The rent is to be paid in advance by standing order and the assured shorthold tenancy will be initially for 6 months, subject to satisfactory references.
2. No smokers or pets will be accepted unless by arrangement.
3. No fees will be payable by the tenant apart from a holding deposit equal to one weeks rent. This will then be offset against the rent. However, this will be forfeited if the referencing checks are failed or the tenant changes their mind.
4. When the tenant signs the tenancy agreement, they will need to pay one month rent in advance as well as a deposit equal to five weeks rent, which will be protected by The Deposit Protection Service (no charge for registering).
5. Any adult who is to occupy the property will be required to sign/have their name on the tenancy agreement. Similarly anyone acting as Guarantor will also need to sign and be named on the agreement.
6. No personal cheques will be accepted unless cleared before the start of the tenancy.

The tenant is also responsible for paying Council Tax, Water Electricity, Gas and Telephone charges and is also responsible for insuring their own furniture and personal effects whilst in the premises.

We are now required by HM Customs and Excise to verify the identity of all landlords and tenants. Therefore if you decide to rent this property, two forms of identification will be required.

