

Residential Property
Management and Lettings

Simon Vaux Rental



Evesham

£650 pcm

Available
Now



A lovely character terraced house * Living room *
Dining room * Fitted kitchen * Two bedrooms * Upstairs
bathroom * Double glazing * Central heating *

Simon Vaux Ltd.

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Simon Vaux Rental



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35 Briar Close
Evesham
Evesham
WR11 4JJ

This is a delightful mature town house which has is ideal for those looking for a two bedroom property close to the town centre and railway station. This comprises, sitting room, dining room, fitted kitchen with oven hob, extractor, fridge and freezer, with two bedrooms and bathroom upstairs. The property is complemented by gas fired central heating, double glazing, excellent décor throughout and pretty gardens to the front and rear. Early viewing strongly recommended.

ACCOMMODATION:

Wooden entrance door leading to the,

Sitting Room 12'10 x 10'11. An attractive brick fireplace extending to the ceiling with fitted log burner and hearth. Radiator, double glazed sash window to the front, TV point.

Dining Room 10'5 x 10'1. Attractive period fireplace with surround and mantle. Large understairs cupboard, two period built in cupboards, double glazed window to the rear, radiator, quarry tiled floor.

Kitchen 9'5 x 7'4. Fitted with a range of base and wall mounted cabinets with complementary worksurfaces and wall tiling. Quality sink unit, built in fridge and freezer. Built in oven, hob and extractor, wall mounted Potterton gas boiler, plumbing for washing machine, glazed door to rear of property. Double glazed window.

First Floor Landing. Loft access, built in storage, radiator.

Bedroom One 12'10 x 10'10. Feature brick fireplace extending to the ceiling (non operational). Double glazed sash window to the front, radiator.

Bedroom Two 9'6 x 7'5. Double glazed window to the rear, radiator.

Bathroom. White suite comprising panelled bath with fitted shower attachment and shower screen, wash hand basin and WC. Wall tiling, radiator, double glazed window to the rear, large walk in cupboard with radiator.

OUTSIDE

There is a small garden with lawn to the front and similar to the rear with rear pedestrian access.

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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.