



Evesham

£750 pcm

Available  
October



Stunning nearly new house \* Cloakroom \* Kitchen \*  
Living room \* Two double bedrooms \* Bathroom \*  
Double glazed \* Gas CH \* EPC B \* Parking for one \*

Please note there are more photographs on my website as well as a video.

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107 Crump Way  
Evesham  
WR11 3JG

This is a stunning modern house built approximately five years ago by Taylor Wimpey. Finished to a high standard the property boasts good sized accommodation. It is conveniently located just a short drive from the town centre as well as link roads to Stratford upon Avon and Cheltenham. The immaculate accommodation comprises, entrance area, with utility cupboard, downstairs cloakroom, open plan kitchen, large living room, two double bedrooms and bathroom with shower. The property is complemented by gas fired central heating, UPVC double glazing, a B energy rating, lovely well-tended rear garden and parking for one car.

#### ACCOMMODATION:

Double glazed entrance door leading to the,

**Entrance area.** 'Antico' wood effect flooring, smoke alarm. Large built in utility cupboard with plumbing for washing machine, wall mounted Logic Combi ES35 gas boiler, fuse board, vent.

**Spacious Cloakroom.** Modern white suite comprising wash hand basin with tiling, WC, radiator, double glazed window to the front, vent.

**Kitchen area 10' x 9'11 (3.04m x 3.02m).** Modern fitted kitchen with bright white cabinets and complimentary worksurfaces, stainless steel sink unit, built in Zanussi gas hob and electric oven with concealed extractor over. Space for fridge/freezer and plumbing for dishwasher. Smoke alarm and vent. 'Antico' wood effect flooring.

**Living area 12'11 x 11'1 (3.93m x 3.37m).** A lovely bright and sunny room overlooking the pretty rear garden via double glazed double doors with walnut full-length folding shutters. Radiator, TV point. 'Antico' wood effect flooring.

**Stairs leading to the first floor landing.** Loft access, radiator, smoke alarm.

**Bedroom One 12'11 x 10'2 (3.93m x 3.09m).** Double glazed window overlooking the rear garden, radiator. TV point.

**Bedroom Two 12' 11 into recess x 8'3 (3.03m x 2.51m).** Two double glazed windows to the front of the property, radiator, recess ideal for a wardrobe.

**Bathroom.** With a white suite comprising, panelled bath with shower over, rail and curtain, WC and wash hand basin. Wall tiling, heated towel rail, vent, wood effect vinyl flooring.

#### OUTSIDE

There is parking to the front for one car. A path leads to the front door with herbaceous borders either side. A gate leads alongside a neighbouring property to a private gate which in turn leads to the pretty rear garden via a pathway.

This has been laid to lawn with flower beds, patio area and timber garden shed.

04 08 20

The property is under the Wychavon District Council 01386 565000. EPC B.  
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.**