



Evesham

£650 pcm

Available  
Now



\*An attractive two bedroom cottage \* Living room \*  
Fitted kitchen \* Conservatory \* Shower room \* Double  
glazed \* Gas central heating \* Parking \*

9 Church Street  
Evesham  
WR11 1DY

This is an attractive two bedroom cottage, conveniently situated in Church Street Bengeworth. There is an excellent range of shops in Port Street close by, whilst the town centre is just a short distance away. The accommodation comprises, living room, kitchen with built in oven hob and extractor, conservatory, one double bedroom, one single bedroom and shower room. The property is complimented by double glazing, gas central heating a small garden and parking.

**ACCOMMODATION:**

Partly glazed wooden entrance door leading to the,

**Living Room 13' x 11'2 (3.96m x 3.40).** Wood effect laminated flooring, feature fireplace with brick surround, mantle and hearth, double glazed window, radiator, TV point, stairs to first floor.

**Kitchen 11.3 x 8'4 (3.42m x 2.54).** Range of base and wall mounted cabinets with contrasting wall tiling and laminated work surfaces. Stainless steel sink unit, built in Indesit gas cooker with extractor hood over, plumbing for washing machine, new (2020) wall mounted Worcester gas boiler for hot water and central heating, tiled floor.

**Conservatory 8'6 x 6'11 (2.59m x 2.10).** Radiator, tiled floor and double glazed door to rear garden.

**First Floor Landing. Access to loft space with ladder.**

**Bedroom One 11'1 x 9'7 (3.37m x 2.92).** Double glazed window to front, radiator.

**Bedroom Two 8'3 x 6'1 (2.51m x 1.85).** Double glazed window to rear, radiator, built in cupboard.

**Shower room.** White suite comprising, wash hand basin, WC and shower cubicle. Tiling to walls, radiator, double glazed window, tiled floor.

**OUTSIDE**

There is a small garden area to the rear with pedestrian access to a communal parking area.

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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.**