



Hampton

£650 pcm

Ready May



A lovely first floor flat * Excellent condition* Lounge *
Kitchen/breakfast * Two double bedrooms * Shower
room * Gas CH * D/glazing * Parking *

Flat 4 Oliver House
New Road
Evesham
WR11 2NG

This is an immaculate first floor flat which is presented in excellent order throughout. Conveniently situated close to local amenities the town centre is only a short distance away. The accommodation comprises, entrance hall, large living room, fitted kitchen with appliances, two double bedrooms and shower room. The property is complemented by UPVC double glazing, gas fired central heating and parking. Early viewing is strongly recommended.

ACCOMMODATION:

Communal glazed wooden entrance door leading to the building. Stairs leading to the first floor.

Entrance hall. Radiator, built in cupboard.

Lounge 15'6 x 11'8 (4.72m x 3.55m). Double glazed window to the front, radiator, fireplace surround with hearth, mantle and fitted electric coal effect fire. TV point, Satellite point.

Kitchen 9'5 x 8' (2.87m x 2.43m). Range of fitted base and wall cabinets with complimentary laminated work surfaces, wall tiling and sink unit. Built in Indesit electric oven with gas hob and extractor over. Space for fridge/freezer and fitted washing machine. Wall mounted Worcester boiler. Double glazed window to the side. Radiator.

Bedroom One 11'8 x 9'9 (3.55m x 2.97m). Double glazed window to the rear, radiator.

Bedroom Two 9'8 x 9'4 (2.94m x 2.84m). Double glazed window to the rear, radiator.

Shower room. Enclosed shower cubicle with fitted unit, WC and wash hand basin. Wall tiling, extractor, radiator, mirror with vanity light.

OUTSIDE. There is an allocated parking space.

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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.