



Evesham

£775 pcm

Available
Now



Immaculate refurbished three bedroom town house *
23' living room * Lovely kitchen * Spacious bathroom *
Patio garden * Double glazing * Gas heating *

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34 The Leys
Evesham
WR11 3AP

This is an immaculate refurbished three bedroom town house conveniently situated close to local amenities. The spacious accommodation arranged over three floors, comprises, entrance porch, 23' living room, lovely modern kitchen, three good bedrooms and spacious bathroom. The property is complemented by gas fired central heating, double glazing and a pretty patio garden to the rear.

ACCOMMODATION:

Double glazed entrance door leading to the porch with the gas and electric meters.

Door to

Living Room 23' x 12' (7.01m x 3.65m). Two double glazed windows, radiator, stairs to the first floor.

Kitchen 11'4 x 6'2 (3.45m x 1.87m). Fitted with a range of modern base and wall mounted cabinets with laminated worksurfaces and wall tiling. Single drainer sink unit with plumbing for washing machine below, built in Lamona double cavity electric oven with Lamona gas hob and cooker hood over. Space for fridge/freezer, double glazed window, door to outside.

First Floor Landing. Double glazed window, radiator, stairs to second floor.

Bedroom One 11'11 x 10'10 (3.63m x 3.30m). Double glazed window, radiator.

Bathroom 11'8 x 6'3 (3.55m x 1.90m). Suite comprising, panelled bath with power shower over and screen, WC and pedestal wash hand basin. Built in storage cupboard with Worcester gas boiler supplying central heating and hot water. Double glazed window, radiator.

Second Floor Landing. Loft access.

Bedroom Two 11'11 x 10'1 (3.63m x 3.07m). Double glazed window, radiator. Sloping ceilings.

Bedroom Three 9'2 x 9'2 (2.79m x 2.79m). Double glazed window, radiator. Sloping ceilings.

OUTSIDE

To the rear there is a small courtyard style garden with a flower and shrub border.

27 04 21

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.