



Port Street
Evesham

£515 pcm

Available
December



Modern one bedroom flat * Excellent condition *
Double bedroom * Fitted kitchen with appliances *
Bathroom * Double glazing and heating * Parking *

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48c Port Street
Evesham
WR11 1AP

This is a well presented one bedroom ground floor flat 'tucked away' off Port Street in Evesham. The accommodation comprises, entrance hall, living room with open plan kitchen with appliances, a double bedroom and bathroom with shower. There is double glazing, heating and a parking space close by.

ACCOMMODATION:

Entrance door leading to

Entrance hall.

Living room/kitchen 14'5 x 12'1 (4.39m x 3.68m). Two double glazed windows, radiator, TV point, skylight window, range of base and wall cabinets with laminated worksurfaces and splashback. Sink unit, fitted electric oven and ceramic hob with fan hood over, space for fridge freezer, plumbing for washing machine.

Bedroom 11'11 x 9'3 (3.63m x 2.81m). Large double fitted wardrobes, double glazed window, heater.

Bathroom. White suite comprising, panelled bath with electric Mira shower over and shower screen, WC, wall mounted wash hand basin, tiling, double glazed window, cupboard with hot water/heating cylinder.

OUTSIDE

There is a parking space nearby.

28 11 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.