



Hampton
Evesham

£785 pcm

Available
Now



A well presented mature house * Entrance * Living room * Large new kitchen/diner * Two good sized bedrooms * Spacious bathroom * Double garage *

This is a good sized mature house which has recently been improved to include a new kitchen and redecoration. Well situated close to local amenities, the town centre is only a short distance away. An unusual feature of this house is that it boasts a double garage with power and light. The accommodation comprises, entrance hall, living room, large kitchen/dining room, two good sized bedrooms and spacious bathroom. The property is complemented by gas fired central heating, double glazing, gardens, and a double garage.

ACCOMMODATION:

Partly glazed entrance door leading to the,

Entrance hall. Radiator, tiled floor, stairs to first floor.

Living Room 13'6 x 12'6 (4.11m x 3.81m). Double glazed bay window, two radiators, laminated flooring.

Kitchen/dining room 14'4 x 11'4 (4.36m x 3.45m). Recently re-fitted with a range of base and wall mounted cabinets with woodblock worksurfaces and wall tiling. Built in Lamona double oven, ceramic hob with concealed pull out fan over. Concealed Lamona dishwasher concealed fridge/freezer, freestanding Hoover washing machine and stainless steel sink unit. Exposed brick walling, radiator, large walk in store c.7' x 2'11 (2.13m x 0.88m) with wall mounted Glow Worm gas boiler, controller and double glazed window. Double glazed window and double glazed door to the rear garden.

Landing. Double glazed window, access to loft space.

Bedroom One 12'6 x 11'6 (3.81m x 3.50m). Two double glazed windows, radiator, freestanding wardrobe.

Bedroom Two 11'4 x 7'10 (3.45m x 2.38m). Double glazed window, radiator, period style fireplace (non-operational), shelving.

Bathroom. 8' x 7'10 (2.43m x 2.28m). Period style white suite comprising of an enamelled bath with ball and claw feet, wide pedestal wash hand basin and WC. Double glazed window, radiator, tiling to the walls and an extractor.

OUTSIDE

Double garage 14'4 x 13'11 (4.36 x 4.24). With power and light. Accessed via a lane to the side and rear.

To the front is a paved area with flower borders.

The rear comprises of paved and gravelled areas and there is a shed and access to the double garage.

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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.
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.