



Sunset Way  
Evesham

£995 pcm

Available  
Now



This is a lovely three bedroom semi-detached house \*  
Hall \* Downstairs WC \* Kitchen/breakfast \* Large living  
room \* En-suite shower room \* Garage \*

This is a well presented three bedroom semi-detached house with the added bonus of a garage. Situated on a modern development this house is ideal for the family or a professional couple. The accommodation comprises entrance hall, downstairs WC, large living room, kitchen/breakfast room, three bedrooms, en-suite shower and family bathroom. The property is complemented by gas fired central heating, double glazing, gardens to the front and rear and a single garage with drive for two cars.

#### **ACCOMMODATION:**

Double glazed entrance door leading to the,

**Entrance hall.** Radiator, built in cupboard, stairs to the first floor.

**Cloakroom.** Modern suite with WC, wash hand basin with tiles, radiator, double glazed window.

**Kitchen/breakfast 12'1 x 7'6 (3.68m x 2.28m).** Fitted with a range of base and wall mounted cabinets with laminated worksurfaces, upstands and fitted sink unit. Built in Zanussi oven, gas hob with extractor over, concealed washing machine, built in dishwasher and built in fridge/freezer. Concealed Ideal Logic gas boiler, two double glazed windows, radiator.

**Living Room 15 x 14'4 (4.57 x 4.36m).** Double glazed double doors with side panels to the rear garden. Two radiators, large storage cupboard.

**Landing.** Storage cupboard.

**Bedroom One 11'9 x 8'6 (3.58m x 2.59m).** Double glazed window, radiator.

**Ensuite Shower.** Shower cubicle with Mira Azora unit, WC and wash hand basin, tiling, mirror. radiator, extractor and double glazed window.

**Bedroom Two 10'2 x 8'5 (3.09m x 2.56m).** Double glazed window, radiator, access to loft.

**Bedroom Three 8'10 x 6'3 (2.69m x 1.90m).** Double glazed window, radiator.

**Family Bathroom.** White suite comprising, panelled bath with Mira Azora shower unit over and screen. WC and wash hand basin, tiling, mirror, radiator, extractor, double glazed window.

#### **OUTSIDE**

**Single Garage.** With up and over door, power and light, with eaves storage and a personal door to the rear garden.

The front garden has a lawn with flower borders. There is a driveway leading to the garage.

The rear garden has also been lawned with flower borders and paved area and access to the garage.

07 06 22 EPC B Council Tax band C.

**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.**