



Evesham

£825 pcm

Available
August



A stunning renovated period house * Large spacious rooms * Two double bedrooms * Two receptions * Kitchen* WC * Lovely bathroom* Off road parking*

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155 Pershore Road
Evesham
WR11 2NA

This is one of the most impressive properties that I have had the pleasure to market recently. Having undergone a full renovation project by the current owner last year, the property which has been finished to a high standard, offers sizable spacious rooms from the mature period with modern conveniences of today.

The accommodation comprises, entrance hall, lounge open plan to dining room, fitted kitchen, utility area, downstairs WC, two large double bedrooms and a lovely spacious bathroom. The property is complemented by gas fired central heating, UPVC double glazing, gardens and off road parking to the rear for two vehicles.

ACCOMMODATION:

Double glazed entrance door leading to the,

Entrance Hall. Stairs to the first floor. Radiator, cupboard.

Lounge 14'2 x 11' max (4.31m x 3.35m). Double glazed window to the front, two radiators.

Dining Room 17' x 12' (5.18m x 3.65m). Double glazed window and door to the rear garden, radiator, storage cupboard.

Kitchen 9'10 x 6'9 (2.99m x 2.05m). Fitted with a range of white cabinets with complementary worksurfaces and wall tiling. Built in Lamora electric oven, ceramic hob with cooker fan over. Fitted sink unit, space for fridge freezer and double glazed window to rear.

Utility area. Double glazed door to rear. Wall mounted 'Worcester' gas boiler with cupboard below, laminated worksurface and plumbing for washing machine.

Downstairs Cloakroom. Wall mounted wash hand basin, WC, radiator, two double glazed windows.

1st Floor Landing. Access to loft space.

Bedroom One 17'1 max x 10'2 (5.20m max x 3.09m). Two double glazed windows to the front, radiator.

Bedroom Two 13'10 x 8'11 (4.21m x 2.71m). Double glazed window to the rear, radiator.

Spacious Bathroom. 10'4 x 7'7 (3.14m x 2.31m). A white suite comprising, panelled bath with shower screen, separate shower cubicle with shower unit, WC, wall mounted wash hand basin with drawer unit below, heated towel rail, ceramic tiling to the floor and walls, double glazed window to the rear, extractor and fitted mirror.

OUTSIDE

To the front is a small, gravelled area with a path leading to the front door. To the rear there is a double width parking area access via Peewit Road. A gate leads to the low maintenance rear garden with a hardstanding patio and flower borders.

21 07 22 EPC D Council Tax band B

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 week 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.