



56 Kings Road, Evesham, WR11 3BW
£1,250 Per Calendar Month

Located close to the town centre, this period mid terrace home has been tastefully refurbished and offers spacious accommodation comprising entrance hall with tiled flooring, living room, sitting room with wood burner, fitted kitchen and rear lobby leading to the stylish bathroom. Upstairs are three good sized bedrooms. To the rear there is an enclosed courtyard garden. Parking is on road.

Available from 1st September 2025.

Porch

A recessed Entrance Porch leads to the part glazed entrance door into the Entrance Hall

Entrance Hall

Attractive original tiled flooring, radiator, doors to the Living Room and Sitting Room.

Living Room 11'1" x 10'5" (3.4m x 3.2m)

Double glazed bay window to front, radiator and electric pebble effect fire inset to a cast iron surround with slate hearth and shelving to recess.

Sitting Room 14'1" x 11'5" (4.29m x 3.48m)

A comfortable room with exposed brick chimney breast housing wood burning stove. Cupboards to chimney breast recess, TV point, radiator, double glazed window to rear and door to:

Inner Hallway

Staircase rising to the First Floor Landing, deep understairs storage cupboard and opening to:

Kitchen 9'10" x 7'10" (3m x 2.4m)

The Kitchen is fitted with a range of grey high gloss base and eye level units with wood effect work surface and sink unit with mixer tap. Wall mounted Worcester gas central heating boiler, plumbing for washing machine, integrated electric oven, hob and extractor hood. Ceramic tiled flooring, double glazed window to side and opening to:

Inner Hallway

Flooring as before, recess housing fridge/freezer, double glazed door to side and further door to:

Bathroom

The Bathroom has been refitted with a contemporary suite comprising panelled bath, vanity wash hand basin with storage drawer below and low level WC. A large, fully tiled shower cubicle with glazed sliding doors houses a mains shower. Ceramic tiling to walls and floor, heated towel rail and obscured double glazed window to rear.

First Floor Landing

From the Inner Hallway the staircase rises to the First Floor Landing with double glazed window to side, large over stairs storage cupboard, hatch to loft space and doors to three bedrooms.

Bedroom One 14'1" x 11'5" (4.3m x 3.5m)

A spacious double bedroom with double glazed

window to the front, radiator and ornamental cast iron fire surround (not functional).

Bedroom Two 11'5" x 10'9" (3.5m x 3.3m)

A double bedroom with double glazed window to rear, radiator and ornamental cast iron fire surround (not functional).

Bedroom Three 9'10" x 8'2" (3m x 2.5m)

A good sized bedroom with double glazed window to rear and radiator.

Outside

To the front of the property is a small enclosed foregarden with gated access to the Entrance Porch.

The rear garden has been laid to paving and slate chips for ease of maintenance with raised sleeper edged floral beds, timber shed and gated access to the rear providing pedestrian access.

Council Tax Band

We understand that this property is council tax band B

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Tenancy Fees

Should the Landlord accept a pet/s at this rental there will be an increased rental payment of £10.00 pcm per pet for the duration of the tenancy. Please check brochure or contact office to confirm if pets are allowed in this property.

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred

there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

Tenancy Unmanaged

This Tenancy will be managed by the landlord.

The tenancy agreement will be set up on an initial 6 months period.

Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.

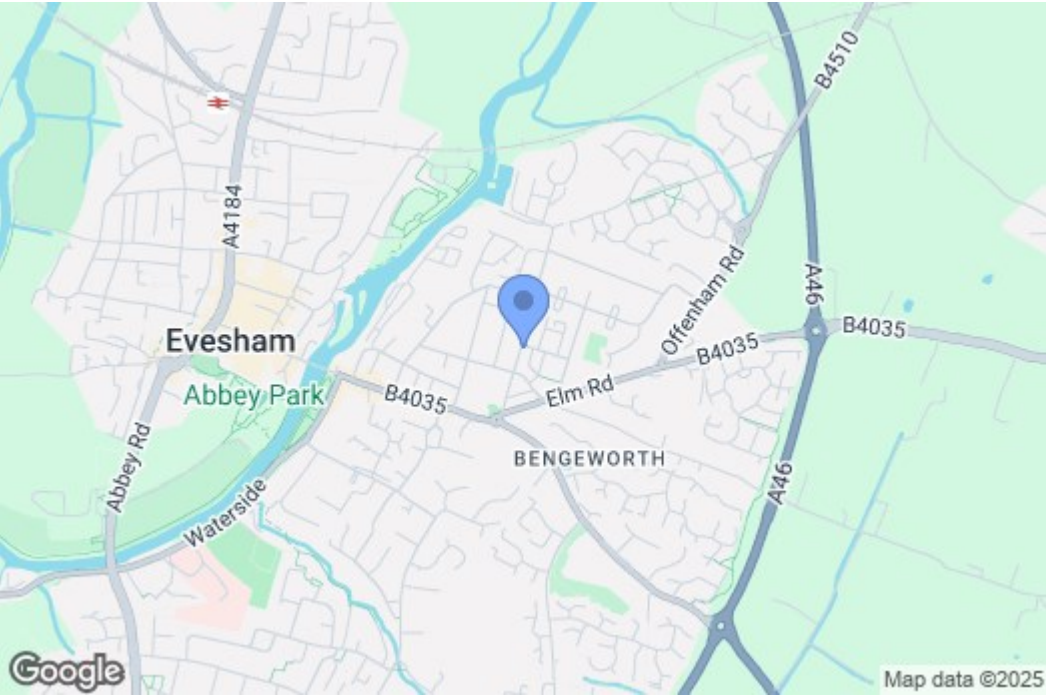
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Directions

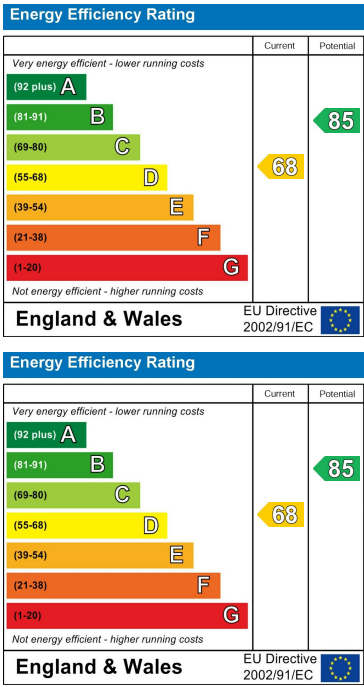
Proceed south to Abbey bridge, turn left into Waterside and right at the traffic lights into Port Street. At the roundabout, turn left into Kings Road where the property will be on the right.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

