



TO LET UNFURNISHED
Jasmine Cottage, Southam Street, Kington

**ONE BEDROOM PERIOD TERRACED
COTTAGE CLOSE TO VLLAGE CENTRE**

Apply Kington Office
Tel: 01926 640498

Kitchen, Utility, Living Room, Bedroom, Shower
Room and Front Garden,

Rent: £650.00 pcm

Deposit: £750.00

NO TENANCY APPLICATION FEE

JASMINE COTTAGE - 1 BEDROOM

£650 pcm

JASMINE COTTAGE SOUTHAM STREET, KINETON.

Situated 11 miles from Stratford-upon-Avon, Banbury, Warwick, Leamington Spa and within 31/2 miles from Junction 12 of the M40 Motorway at Gaydon

ONE BEDROOM PERIOD TERRACED COTTAGE CLOSE TO VILLAGE CENTRE

kineton@seccombes.co.uk
Tel: 01926 640498

Kineton is a small South Warwickshire village situated 11 miles from Banbury, Stratford-upon-Avon, Warwick and Leamington Spa. There are a number of shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, two public houses, sports clubs and primary and secondary schools.

Jasmine Cottage is conveniently located a short walk from the village facilities. The property forms one of three cottages in a small terrace, set back from the street and is accessed through the garden at the front of the property.

The accommodation is arranged over two floors with an open plan living room, kitchen and utility to the ground floor, one bedroom, dressing room and shower room to the first floor. There is no access to the rear of the property and no outside space to the rear.

Living Room 14' 11" x 10' 9" (4.56m x 3.29m)

Outlook to the front of the property with glazed front door to the front garden, exposed beams to the ceiling, open fireplace with ornamental surround and staircase rising to first floor and opening to:



Kitchen 8' 3" x 5' 7" (2.52m x 1.72m)

Fitted with L-shaped worktops to two walls including inset; stainless steel 1 1/2 bowl sink with drainer, range of wall and floor units with tiled splashback, electric cooker and

connecting door to:

Utility 6' 5" x 5' 8" (1.96m x 1.73m)

With obscured window to rear and rooflight, fitted single worktop with space and plumbing for washing machine, space for fridge and freezer, wall mounted shelves.

First Floor Landing

With window to rear and access to:

Bedroom One 10' 9" x 8' 5" (3.30m x 2.59m)

With windows to front and rear of the property high-level cupboards. **Dressing Room** 10' 10" x 4' 1" (3.31m x 1.26m) with window to the front plus range of built-in wardrobes and storage cupboards including airing cupboard with hot water cylinder.

Shower Room

Fitted walk-in shower with wall mounted electric shower unit, close couple WC, pedestal wash hand basin, window to rear.

Outside

The front of the property benefits from a small cottage style garden, which is laid predominantly to lawn with flower beds.

Services

Mains water, electricity, and drainage are connected. Telephone points are installed subject to BT transfer regulations.

EPC Rating: Current 47 Potential 93 Band E

Tenancy

Jasmine Cottage is available to let for an initial period of twelve months at **£650 per calendar month exclusive of council tax (Band A)**, water rates, telephone and electricity charges.

Viewing

By appointment through the letting agents:

Seccombes, 2 Banbury Street, Kineton, CV35 0JS

Tel: (01926) 640498 Email: kineton@seccombes.co.uk

Office Hours

Monday to Friday: 9.00 am to 5.30 pm

Saturday: 9.00 am to 1.00 pm

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks rent and to sign an Assured Shorthold Tenancy Agreement.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

JKC/avp/2094/08.06.21

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