



## TO LET UNFURNISHED

### A SPACIOUS PERIOD COTTAGE WITH DELIGHTFUL GARDEN IN THE VILLAGE CENTRE

RENT: £1200.00 pcm  
DEPOSIT: £1384.61  
HOLDING DEPOSIT £276.92

### NO TENANT APPLICATION FEES

- Sitting Room
- Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Rear Patio Garden
- EPC Band E

KINETON  
£1200 PCM

## ALMOND COTTAGE BANBURY STREET KINETON CV35 0JS

3.5 miles from M40 Junction 12 (Gaydon)  
11 miles from Stratford upon Avon, Banbury, Warwick  
& Leamington Spa

### A SPACIOUS PERIOD COTTAGE WITH DELIGHTFUL GARDEN IN THE VILLAGE CENTRE

Viewing strictly by appointment  
Tel: 01926 640 498  
lettings@colebrookseccombes.co.uk

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

**Almond Cottage** occupies a central position overlooking the War Memorial, within easy walking distance of the shops and other amenities. The property is constructed of brick under a blue slated roof and has the benefit of a fitted bathroom and separate shower room. Heating is by night storage heaters. The property has been redecorated and benefits from new floorings.

#### THE GROUND FLOOR

**Sitting Room** 12'0" x 12'0" (3.66m x 3.66m) with brick fireplace, adjoining cupboard, TV point and night storage heater. **Dining Room** 12'9" x 9'0" (3.89m x 2.74m) **Kitchen** 15'0" x 11'3" max (4.57m x 3.43m) with range of fitted units and worksurfaces with drawers and cupboards under. Walk-in larder with flagstone floor and marble shelf. Rear Lobby with working surface, door to rear and plumbing for washing machine. **Shower Room** with fitted shower, pedestal wash hand basin, WC and heated towel rail.

#### THE FIRST FLOOR

**Landing. Bedroom One** 12'3" x 11'0" (3.73m x 3.35m) with wardrobe cupboard. **Bedroom Two** 13'3" x 7'9" (4.04m x 2.36m) with built-in wardrobe cupboard. **Bathroom** with panelled bath, pedestal washbasin, WC, heated towel rail and airing cupboard.

#### OUTSIDE

Rear Yard with access to a good-sized garden laid to lawn with flower and shrub borders. Approximately 36' x 33' (10.97m x 10.06m).



#### GENERAL INFORMATION

##### Directions

From Colebrook Seccombes office turn left and walk down Banbury Street and Almond Cottage can be found on the left opposite the memorial.

What3Words:

///stress.generally.diverged

##### Services

Mains water, electricity and drainage are connected to the property. Heating is by electric night storage heaters. Superfast. Ofcom Outdoor Mobile coverage Likely: EE, Three, O2 & Vodaphone

##### Council Tax

Payable to Stratford District Council.

Listed in Band C

##### Energy Performance Certificate

Current: 44 Potential: 82 Band: E

##### Tenancy

Almond Cottage is available to let on an Assured Shorthold Tenancy for an initial period of six to 12 months at a rent of £1200 per calendar month exclusive of outgoings including council tax, telephone, water and drainage, electricity etc.

##### 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.

##### Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

#### 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.

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