



TO LET UNFURNISHED

A REFURBISHED END OF TERRACE TWO
BEDROOM MODERN HOUSE

RENT: £850.00 pcm

DEPOSIT: £980.76

NO TENANT APPLICATION FEES

- Living Room
- Kitchen
- Two Bedrooms
- Bathroom & WC
- Enclosed Garden
- Allocated Parking
- EPC Band D

17 HAMPDEN COURT
£850 PCM

17 HAMPDEN COURT TEMPLE HERDEWYKE WARWICKSHIRE. CV47 2UE

5 miles from Kineton
8 miles from Banbury
12 miles from Leamington Spa & Warwick
2 miles from M40 Junction 12 at Gaydon

A REFURBISHED END OF TERRACE TWO BEDROOM MODERN HOUSE

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Temple Herdewyke is situated in South Warwickshire just off the B4100 Warwick to Banbury Road about two miles south of Junction 12 of the M40 Motorway. The houses were formerly service quarters for DM Kineton.

Daily shopping requirements are available in Kineton and there are railway stations at Banbury and Warwick Parkway. There is a primary school at Temple Herdewyke and Kineton. Secondary schools at Kineton, Southam, Banbury and Stratford-upon-Avon.

17 Hampden Court comprises a modern end of terrace two storey house, which has just undergone redecoration and modernisation, resulting in a spacious well-presented property. The property is located in a row of similar houses fronting a shared pathway.

THE GROUND FLOOR

Entrance Hall staircase to first floor and understairs cupboard. Living Room 4.45m x 4.22m (14' 7" x 13' 10"). window to rear, exposed brick chimney breast with tiled hearth and electric fire. **Kitchen** 3.12m x 2.97m (10' 2" x 9' 8") with work tops to two walls, stainless steel single bowl single drainer sink, range of drawers and cupboards, electric cooker, washing machine, fridge, outlook to front, extractor hood and full height storage cupboard. **Rear Hall** fitted with shelving and part glazed door opening to rear garden.

THE FIRST FLOOR

Landing built-in storage cupboard with shelving and separate airing cupboard with hot water cylinder. **Bedroom One** 4.22m x 2.74m (13' 10" x 8' 11") plus wardrobe cupboard, outlook to rear. **Bedroom Two** 4.25m x 2.70m (13' 11" x 8' 10") built-in wardrobe and outlook to rear. **Bathroom** with white panelled bath and shower over, pedestal wash hand basin, obscured window to front, electric towel radiator, extractor fan, **Separate WC** corner wash hand basin and low-level WC and obscured

window to front.

OUTSIDE

to the front of the property the front garden is laid to lawn and has a concrete pathway leading to front door. To the rear of the property an enclosed garden is laid to lawn with paved patio adjoining the rear of the property and pathway leading to rear gate. **NB** The Property has one allocated car parking space in the car park to the rear of the property.



GENERAL INFORMATION

Directions

From the B4100 take the turning to the village and follow the road to the mini roundabout and turn right. The footpath to Hampden Court will be found on the left-hand side between the houses and the property located at the far end.

What3Words:

///donor.slowness.mount

Services

Mains water, drainage and electricity are connected to the property. The central heating and hot water cylinder are electric.

Council Tax

Payable to Stratford District Council.

Listed in Band B

Energy Performance Certificate

Current: 64 Potential: 82 Band: D

Tenancy

The property is available to let for an initial period of 12 months at a rent of £850 per calendar month, exclusive of outgoings: council tax, telephone and electricity.

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.

AJC/CS2170/03.03.23