



TO LET UNFURNISHED

A WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW IN A CENTRAL LOCATION AND QUIET NO THROUGH ROAD.

RENT: £1 300.00 pcm

DEPOSIT: £1 500.00

HOLDING DEPOSIT: £300.00

NO TENANT APPLICATION FEES

- Living Room
- Kitchen
- Conservatory
- Three Bedrooms
- Shower Room
- Ensuite Shower Room
- Single Garage
- Off-Street Parking
- EPC Band E

UPPER TYSOE
£1 300 PCM

14 POOLGATE UPPER TYSOE WARWICKSHIRE. CV35 0TS

6 miles from Shiston on Stour
10 miles to Stratford-upon-Avon
10 miles to Junction 12 of the M40 motorway at Gaydon
7 miles from Banbury (M40 Junction 11)

WELL-PRESENTED THREE BEDROOM DETACHED BUNGALOW.

Viewing strictly by appointment
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lettings@colebrookseccombes.co.uk

Upper Tysoe is a South Warwickshire village situated about one mile south of the A422 Stratford-upon-Avon to Banbury Road at the foot of the Edgehill Escarpment close to the South Warwickshire/North Oxfordshire border. The village has a parish church, a public house, a general store, Post Office, Football & Tennis clubs, Hairdresser, Primary School and Doctor's surgery.

14 Poolgate is a well-presented detached bungalow located at the end of a quiet cul-de-sac within walking distance of the village facilities. With the benefit of extension to the side and rear of the property, the property offers a good balance of bedrooms and living accommodation, with gas fired central heating and double glazing.

ACCOMMODATION

Entrance Hall with obscured glazed front door and window to side, access to loft space, built-in airing cupboard with shelving and electric heater, built-in coats cupboard.

Living Room 5.53m (18'01") x 3.31m (10'10") large picture window to front, ornamental fireplace with inset electric coal effect fire. **Kitchen** 4.18m (13'08") x 2.97m (9'08") fitted with matching wood effect units to four walls, under two L-shaped granite effect worktops. Inset stainless steel sink and drainer, inset four ring gas hob, integrated dishwasher, space and plumbing for washing machine and tumble dryer, built-in double electric oven and range of matching cupboards over. Tiled floor, window and glazed double doors opening to **Conservatory** 4.08m (13'04") x 3.75m (12'03") with tiled floor and glazed doors either side opening to rear garden. **Bedroom One** 5.09m (16'08") x 2.51m (8'02") outlook to front. **Ensuite Shower Room** with white suite comprising; enclosed glazed shower cubicle with sliding doors, close coupled WC, wash hand basin to vanity unit with storage cupboards, tiled floor and walls, obscured glazed window to rear and extractor fan. **Bedroom Two** 4.05m (13'03") x 2.71m (8'10") outlook to the rear of the property. **Bedroom Three** 2.7m (8'10") x 2.66m (8'08") outlook

to the front of the property. **Shower Room** with white suite comprising enclosed glazed shower cubicle with sliding doors, wash hand basin and WC set to vanity unit with storage cupboards, towel radiator, tiled walls and floor, extractor fan and obscured glazed window to rear.

OUTSIDE

To the front a private drive provides parking with lawn to side and mature trees. **Single Garage** 5.15m (16'10") x 2.46m (8') with up and over door, electric light and power supply and wall-mounted LPG combination boiler. To the rear of the property, an enclosed garden is laid predominantly to lawn with large, paved terrace. Ornamental flowerbeds, planting, and shrubs. Outside lighting, power and water supply.



GENERAL INFORMATION

Directions

From the village centre, proceed South into Shipston Road, where the turning into Poolgate will be found on the right hand side and the property is the last on the right hand side.

What3Words

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Services

Mains water, drainage and electricity are connected to the property. The central heating system is LPG.

Council Tax

Payable to Stratford District Council. Listed in Band D

Energy Performance Certificate

Current: 44 Potential: 71 Band: E

Tenancy

The property is available to let for an initial period of 12 months at a rent of £1300 per calendar month, exclusive of outgoings: council tax, water rates telephone, gas 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.

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