

THE PROPERTY



TO LET UNFURNISHED

A MODERN MID-TERRACE COTTAGE AT
THE END OF A QUIET NO THROUGH
ROAD WITH GARDEN AND PARKING

RENT: £975.00 pcm

DEPOSIT: £1125.00

HOLDING DEPOSIT: £225.00

NO TENANT APPLICATION FEES

- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Courtyard Garden
- Off-Street Parking
- EPC Band D

WELLESBOURNE
£975 PCM

40 WARWICK ROAD WELLESBOURNE CV35 9EA

5 miles from Stratford-upon-Avon
6 miles from Warwick
5 miles from M40 Junction 15

TWO BEDROOM MID-TERRACE MODERN COTTAGE WITH COURTYARD GARDEN.

Viewing strictly by appointment
Tel: 01926 640 498
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Wellesbourne is ideally located a short distance to the South of Leamington Spa and Warwick, where transport links to London and the West Midlands are available on the M40. The mainline railway from Warwick Parkway provides regular services to London Marylebone and Birmingham.

The village offers a wide range of facilities, including: shops, post office, restaurant, public houses, café, new doctors surgery with pharmacy, two supermarkets, primary school and library. The surrounding countryside offers a wide range of outdoor pursuits, with the delightful Cotswold Hills a few miles to the South.

40 Warwick Road is located toward the end of a no-through road and within easy walking distance of the village facilities. The property forms one of several similar two-bedroom modern cottages, with electric central heating and double glazing.

THE GROUND FLOOR

Living Room 5.65m x 3.60m (19'6x11'9) with laminate floor, window to front, understairs storage cupboard and fireplace with inset coal effect electric fire. Staircase rising to first floor.

Kitchen 3.60m x 2.44m (11'9x7'11) fitted with worktop to three walls with inset electric hob and single electric oven under. Inset single bowl, single drainer sink with mixer tap. Space and plumbing for washing machine, space for under counter fridge, range of cupboards and drawers with matching wall cupboards over and extractor hood. Wall-mounted electric heater. Outlook to rear and part-glazed door to rear garden.

THE FIRST FLOOR

Landing with access to loft space. **Bedroom One** 3.64m x 3.60m (11'11x11'9) outlook to the front and built-in storage cupboard with hot water cylinder. **Bedroom Two** 3.60m x 2.67m (11'9x7'9) outlook to rear. **Bathroom** fitted with white suite comprising, tongue & groove panelled bath with shower attachment over and tiled surround, pedestal wash hand basin and close coupled WC. Extractor fan.

OUTSIDE

To the front of the property, a paved pathway with lawn either side leads to entrance portico and front door. Storage cupboard to side with electric meter. To the rear of the property an enclosed courtyard garden is laid to block paving with pedestrian gate opening to parking area where number 40 has one allocated parking space.



GENERAL INFORMATION

Directions

CV35 9EA

From the centre of Wellesbourne proceed North-West on the B4086 Charlecote Road and at the junction by the Shell filling station take the right hand turn into Warwick Road. Proceed to the end of the street where the property will be found on the left hand side.

What3Words: //soda.sonic.presumes
Services

Mains water, drainage and electricity are connected to the property. Ofcom Broadband availability: Superfast. Ofcom Outdoor Mobile coverage likely: 3, EE, O2 & Vodafone.

Council Tax

Payable to Stratford District Council. Listed in Band C

Energy Performance Certificate

Current: 63 Potential: 91

Band: D

Tenancy

The property is available to let for an initial period of 12 months at a rent of £975 per calendar month, exclusive of outgoings: council tax, water rates 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.

Material Information

No known property issues including location, complex issues, rights or restrictions on Tenure, 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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