



TO LET UNFURNISHED

A MODERN TWO BEDROOM TERRACE
COTTAGE TOWARDS THE END OF A NO
THROUGH ROAD

RENT: £1,050.00 pcm
DEPOSIT: £1,211.53
HOLDING DEPOSIT: £242.30

NO TENANT APPLICATION FEES

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

WELLESBOURNE
£1,050 PCM

44 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

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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.

44 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 property is currently undergoing improvement with the fitting of a new kitchen.

THE GROUND FLOOR

Living Room 5.67m x 3.62m (18'7x11'10) window to front, ornamental cast iron fireplace with tiled hearth, wood effect flooring and understairs cupboard. **Kitchen/Breakfast Room** 3.60m x 2.44 m(11'9x8) fitted with a range of matching kitchen unit under u-shaped worktop to three walls, inset single bowl single drainer sink with mixer tap. Inset four ring electric hob with single electric oven under, space and plumbing for washing machine and fridge, matching wall cabinets over with extractor hood, window and part-glazed door opening to rear garden.

THE FIRST FLOOR

Landing with access to loft space. **Bedroom One** 3.04m x 3.54m(9'11x11'7) built-in wardrobe cupboards and bedroom furniture including; bedside cabinets and dressing table. Over

stairs storage cupboard with hot water cylinder. **Bedroom Two** 3.59m x 2.42m(11'9x 7'11) fitted with bedroom furniture including; dressing table and wardrobes. Outlook to the rear of the property. **Bathroom** fitted with panelled bath with mixer tap and shower attachment over. WC pedestal and wash hand basin.

OUTSIDE

To the front of the property, a low maintenance part-paved garden with pathway leads to **Entrance Porch** with storage cupboard to side. To the rear of the property an enclosed courtyard garden is lead to brick paving with gravel and slate borders. Pedestrian gate to leads shared parking area where number 44 has one allocated space.

GENERAL INFORMATION

Directions

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: [///poets.brotherly.blackouts](https://www.what3words.com/poets.brotherly.blackouts)

Services

Mains water, drainage and electricity are connected to the property.

Council Tax

Payable to Stratford District Council.

Listed in Band C

Energy Performance Certificate

Current: 66 Potential: 92 Band: D

Tenancy

The property is available to let for an initial period of 12 months at a rent of £1,050.00 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. The property has a new kitchen being installed December 2024.

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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