



TO LET UNFURNISHED

A REFURBISHED DETACHED THREE BEDROOM DETACHED HOUSE IN A QUIET NO THROUGH ROAD.

RENT: £1400.00 pcm
DEPOSIT: £1615.38

NO TENANT APPLICATION FEES

- Entrance Hall
- Guest WC
- Sitting Room
- Kitchen / Dining Room
- Three Bedrooms
- Bathroom
- Ensuite Shower Room
- Garden
- Two Car Ports
- EPC Band C

MIDDLE TYSOE
£1400 PCM

THYME COTTAGE BACK LANE MIDDLE TYSOE CV35 0SJ

5 miles from Kineton
7 miles from Shipston-on-Stour
10 miles from Stratford-upon-Avon and Banbury

A REFURBISHED DETACHED THREE BEDROOM DETACHED HOUSE IN A QUIET NO THROUGH ROAD

Viewing strictly by appointment

Tel: 01926 640 498
lettings@colebrookseccombes.co.uk

Middle 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.

Thyme Cottage is a well-presented three-bedroom detached house which has just undergone redecoration and refurbishment throughout the two-storey accommodation. Located in a quiet central village no through street, the property is within easy walking distance of the local facilities.

THE GROUND FLOOR

Entrance Hall with staircase to first floor and wood effect flooring. **Guest WC** fitted with close coupled WC, wall-mounted wash hand basin and extractor fan. **Sitting Room** 4.45m x 3.55m (14'7" x 11'7") double aspect to front and rear with part glazed double doors opening to rear garden. Log burning stove set to flagstone hearth. **Kitchen Dining Room** 4.56m x 3.56m (14'7" x 11'8") double aspect to front and rear of the property with glazed double doors opening to garden. Fitted with a wood effect worktop to two walls with inset stainless-steel 1½ bowl single drainer sink with mixer tap. Inset four ring electric hob with single electric oven under and extractor hood over. Range of drawers and cupboards, space and plumbing for washing machine and understairs storage cupboard.

THE FIRST FLOOR

Landing with window to rear. **Bedroom One** 4.47m x 3.61m (14'7" x 11'10") double aspect to front and rear. **Ensuite Shower Room** with close coupled WC, corner shower with glass doors, pedestal wash hand basin, towel radiator, extractor fan and electric shaver light. **Bedroom Two** 3.60m x 2.38m (11'9"

x 7'9") window to rear. **Bedroom Three** 2.91m x 1.98m (9'6" x 6'5") built-in wardrobe cupboard, access to loft space and window to front. **Bathroom** fitted with white panelled bath with mixer tap, close coupled WC, pedestal wash hand basin, towel radiator, extractor fan, electric shaver light and obscured window to front.

OUTSIDE

To the front of the property, a picket fence opens to a path leading to the front door with. To the rear of the property, an enclosed garden laid predominantly to lawn, with paved terrace adjoining the rear of the house. Timber Shed. Pedestrian gate leads to parking area with two Car Ports.



GENERAL INFORMATION

Directions

CV35 0SJ

From the centre of the village at the War memorial proceed North along Back Lane where the property will be found on the right.

What3Words:

///golden.bring.exams

Services

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

Council Tax

Payable to Stratford District Council.

Listed in Band E

Energy Performance Certificate

Current: 72 Potential: 84 Band: C

Tenancy

The property is available to let for an initial period of 12 months at a rent of £1400 per calendar month, exclusive of outgoings: council tax, water rates telephone, oil 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.

CS2199/11.07.2023