



TO LET UNFURNISHED

A WELL PRESENTED FOUR BEDROOM SEMI-DETACHED HOUSE WITH SPACIOUS ACCOMMODATION, GARDEN, OFF-ROAD PARKING IN THE CENTRE OF THE VILLAGE.

RENT: £1500.00 pcm

DEPOSIT: £1730.76

NO TENANT APPLICATION FEES

- Porch & Entrance Hall
- Guest WC
- Sitting Room
- Kitchen/Dining Room/Family Room
- Utility
- Four Bedrooms
- Family Bathroom
- Two Ensuite Shower Rooms
- Garden
- Off-Road Parking
- EPC Band D

MIDDLE TYSOE
£1500 PCM

34 MAIN STREET MIDDLE TYSOE CV35 0SR

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

A FOUR BEDROOM SEMI-DETACHED HOUSE WITH SPACIOUS FAMILY ACCOMMODATION AND GARDEN IN VILLAGE CENTRE

Viewing strictly by appointment

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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.

34 Main Street is an extended, well presented, spacious four bedroom semi-detached house with off-road parking. The property offers considerable living accommodation with the benefit of a substantial ground floor extension to the rear, providing a superb open plan kitchen living and dining room.

GROUND FLOOR

Entrance Porch. Entrance Hall with understairs cupboard. **Guest WC** fitted with close coupled WC, wash hand basin set to vanity unit, slate floor and towel radiator. **Sitting Room** 6.37m x 3.14m (20'10" x 10'3") outlook to the front of the property, solid fuel stove with tiled hearth, glazed double doors to **Kitchen/Dining/Family Room** 7.49m x 6.50m 24'7" x 21'4" maximum and L-shaped spanning the full width of the property with sliding patio doors and windows to rear garden. Slate flooring, range of fitted kitchen units under matching granite work tops. Inset induction hob with extractor hood over, built-in high level twin electric ovens, range of storage cupboards and drawers, built-in high level fridge with separate freezer unit under, matching central island with breakfast bar and 1 1/2 bowl stainless steel sink with mixer tap. Range of drawers and cupboards under, integrated dishwasher. Towel radiator and glazed door returning to Entrance Hall. **Utility** 3.14m x 2.30m (10'3" x 7'6") fitted with matching worktops to opposite walls with range of storage cupboards under, space and plumbing for washing machine and tumble dryer, inset stainless steel sink with

mixer tap, cupboard housing hot water cylinder and connecting door to **Half Garage** with doors to front drive.

FIRST FLOOR

Gallery Landing window to front and access to loft space. **Bedroom One** 4.69m x 3.12m (15'4" x 10'2") built-in cupboard and outlook to rear. **Ensuite Shower Room** fitted with walk-in shower, wash hand basin and WC set to vanity unit, towel radiator and extractor fan. **Bedroom Two** 3.14m x 3.15m (10'3" x 10'4") outlook to front and built-in cupboard. **Ensuite Shower Room** fitted with enclosed shower cubicle with glazed door, WC, wash hand basin, towel radiator and extractor fan. **Bedroom Three** 3.60m x 2.38m (11'9" x 7'9") outlook to front. **Bedroom Four** 3.02m x 2.63m (9'10" x 8'7") outlook to rear. **Bathroom** fitted with P-shaped bath with shower attachment over and glazed shower screen, close coupled WC and wash hand basin set to vanity unit, extractor fan and towel radiator.

OUTSIDE

To the front of the property, a driveway provides off-road parking with lawn to side and ornamental flower bed. Pathway continues to the side of the property and leads to rear enclosed garden enjoying a westerly aspect. The garden is laid predominantly to lawn with flowerbeds, shrubs and trees. Paved Terrace adjoins the rear of the property. Greenhouse and timber built shed.

GENERAL INFORMATION

Directions CV35 0SR

From the village stores proceed South along Main Street where the property will be found on the right-hand side.

What3Words: ///critic.perch.gracing

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 D

Energy Performance Certificate

Current: 63 Potential: 78 Band: D

Tenancy

The property is available to let for an initial period of 12 months at a rent of £1500 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.

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