

THE PROPERTY



TO LET UNFURNISHED

AN UPDATED AND WELL-PRESENTED
SEMI- DETACHED MODERN HOUSE
CLOSE TO THE VILLAGE CENTRE

RENT: £1000.00 pcm

DEPOSIT: £1153.84

NO TENANT APPLICATION FEES

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Three Bedrooms
- Bathroom
- Gardens front and rear
- EPC Band E

KINETON
£1000 PCM

175 ST PETERS ROAD KINETON CV35 0LG

Situated 11 miles from Stratford-upon-Avon, Banbury, Warwick, Leamington Spa and within 3.5 miles from Junction 12 of the M40 Motorway at Gaydon.

THREE BEDROOM SEMI-DETACHED MODERNISED PROPERTY CLOSE TO THE VILLAGE CENTRE.

Viewing strictly by appointment

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Kineton is a small South Warwickshire village situated 11 miles from Banbury, Stratford-upon-Avon, Warwick and Leamington Spa. There are a number of shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, public houses, several eateries, sports clubs and primary and secondary schools. Kineton is situated about 3½ miles from Junction 12 of the M40 Motorway at Gaydon, which gives road access to Oxford and London to the south and Birmingham and the Midlands to the north. There are main line stations at Banbury and Leamington Spa.

175 St Peters Road is a well-presented three-bedroom mid-twentieth century semi-detached house which has been presented to an excellent standard inside and out. Set back from the street with well maintained gardens to the front and rear, the property is within easy walking distance of the village facilities and schools.

THE GROUND FLOOR

Entrance Hall with part-glazed front door, wood flooring and staircase to first floor. **Sitting Room** 4.86m x 3.02m (15'11" x 9'10") window to front and electric fire. **Kitchen/Dining Room** 4.65m x 3.20m (15'2" x 10'6") fitted with matching cream kitchen units under wood effect worktop set to two walls. Inset stainless steel sink and drainer, inset electric hob with matching stainless steel single electric oven under, space and plumbing for washing machine. Matching wall cupboards over, stainless steel extractor hood, tiled floor and outlook to rear. **WC** fitted with close coupled WC, tiled walls, tiled floor and obscured glazed window. **Bathroom** fitted with white panelled bath, pedestal wash hand basin, towel radiator, tiled walls, tiled floor and obscured glazed window.

THE FIRST FLOOR

Landing with access to loft space. **Bedroom One** 3.87m x 2.80m (15'11" x 9'2") outlook to the front. **Bedroom Two** 4.41m x 2.41m (14'5" x 7'11") double aspect to side and rear of the property and built-in airing cupboard with hot water cylinder. **Bedroom Three** 2.35m x 2.55m (7'8" x 8'4") approx. with outlook to rear.

OUTSIDE

To the front of the property, a low-level stone wall with pedestrian gate leads to front garden with ornamental lawn and flowerbeds and bushes to border. Pathway continues to the side of the property, passing the front door, and leads to pedestrian gate which opens to rear garden. Enclosed by close boarded fence and laid to lawn with paved pathway running the full length of the garden. Timber built shed.

GENERAL INFORMATION

Directions

From the centre of Kineton, proceed North along South Street, round the sharp right-hand bend into Southam Road. At the mini roundabout, turn right and immediately left into St Peters Road where the property will be found on the left-hand side.

What3Words:

///water.thud.agents

Services

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

Council Tax

Payable to Stratford District Council.

Listed in Band C

Energy Performance Certificate

Current: 43 Potential: 84 Band: E

Tenancy

The property is available to let for an initial period of 12 months at a rent of £1000 per calendar month, exclusive of outgoing: 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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