



TO LET UNFURNISHED

A SPACIOUS TWO-BEDROOM ATTACHED CHARACTER COTTAGE WITH MATURE GARDEN & PARKING

RENT: £1000.00 pcm
DEPOSIT: £1153.84

NO TENANT APPLICATION FEES

- Living Room
- Kitchen
- Boot Room
- Two Bedrooms
- Bathroom
- Garden
- Off-Street Parking
- EPC Band E

VILLAGE HALL COTTAGE, GAYDON
£1000 PCM

VILLAGE HALL COTTAGE CHURCH ROAD GAYDON CV35 0EZ

3 miles from Kineton, 0.5 mile from J12 M40, 12 miles from Stratford upon Avon, 10 miles from Banbury, Warwick and Leamington Spa

SPACIOUS WELL-PRESENTED TWO BEDROOM CHARACTER COTTAGE WITH MATURE GARDEN & PARKING

Viewing strictly by appointment

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

Gaydon is a small village just off the B4100 Banbury to Warwick Road, situated in the South Warwickshire countryside. There is a pub in the village together with a petrol station and community convenience store. Primary, secondary schools and other amenities are available in Kineton.

Village Hall Cottage occupies a central village location, adjoining the rear of the Village Hall. The property has been redecorated and improved to provide a spacious two double bedroom character home, with off road parking and a good size mature garden to the rear.

THE GROUND FLOOR

Living Room 5.34m x 4.75m (17'6"x15'7") double aspect to front and side of the property, stone fireplace with flagstone hearth, wood flooring, tongue and groove panelling to dado rail level, built-in bookshelves and understairs storage cupboard.

Kitchen 3.32m x 2.64m (10'10"x8'7") outlook to rear, fitted with granite effect worktops to two walls, inset stainless steel 1½ bowl single drainer sink with mixer tap, electric cooker, washing machine and under worktop fridge. Matching wall cupboards over, extractor hood, tiled floor and built-in larder cupboard.

Boot Room 2.14m x 1.70m (7'x5'7") with tiled floor, window to side and part-glazed door opening to garden.

THE FIRST FLOOR

Landing with walk-in **Store Room** with window to rear. **Bedroom One** 5.20m x 4.23m (17'x13'10") double aspect to front and rear with ornamental cast iron fireplace. **Bedroom Two** 4.75m x 2.73m (15'7"x8'11") double aspect to front and side of the property. **Bathroom** fitted with white suite comprising tongue and groove panelled bath with mixer tap and wall mounted Mira shower unit over with glazed shower screens. Pedestal wash hand basin, close coupled WC, electric towel radiator,

obscured glazed window, ornamental fireplace and built-in airing cupboard with electric hot water cylinder.

OUTSIDE

To the front of the property a painted metal gate opens to parking area and front door with outside light. Paved pathway continues to the side of the property with a level garden laid to lawn and timber built shed, with mature trees and hedgerows.



GENERAL INFORMATION

Directions

CV35 0EZ

From the Kineton Road in Gaydon, take the turning into Church Road, passing the Maltshovel Inn where the property will be found on the left-hand side, identified by our To Let board.

What3Words: [///encourage.inherits.shells](#)

Services

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

Council Tax

Payable to Stratford District Council.

Listed in Band B

Energy Performance Certificate

Current: 40 Potential: 72 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 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.

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.

CS2201/12.10.2023