



TO LET UNFURNISHED

A RECENTLY REFURBISHED TWO
BEDROOM MID-TERRACED HOUSE
CONVENIENTLY SITUATED IN THE
CENTRE OF THE VILLAGE

RENT: £850.00 pcm

DEPOSIT: £980.76

NO TENANT APPLICATION FEES

- Entrance Hall
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Parking space
- EPC Band D

4 BATTLE COURT, KINETON
£850 pcm

**4 BATTLE COURT
KINETON
WARWICKSHIRE
CV35 0LX**

11 miles from Stratford Upon Avon, Banbury, Warwick & Leamington Spa. 3½ miles from the M40 at Gaydon

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BEDROOM MID-TERRACED HOUSE
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CENTRE OF THE VILLAGE**

Viewing strictly by appointment

Kineton is a small South Warwickshire town situated 11 miles from Banbury, Stratford-upon-Avon, Warwick and Leamington Spa. There are a number of shops together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, public house, sports & social club. primary and secondary schools. Kineton is situated about 3½ miles from Junction 12 of the M40 Motorway at Gaydon, which gives convenient road access to Oxford, London and Birmingham. There are main line stations at Banbury and Leamington Spa.

4 Battle Court comprises a mid terraced two storey brick built house under a tiled roof. The property has undergone a complete refurbishment and is now presented to an excellent standard with new fixtures, fittings and decoration throughout.

GROUND FLOOR

Porch (with meter and storage cupboard) leading to **Entrance Hall** with under stairs cupboard and stairs to the first floor. **Kitchen** 11' 0" x 5' 3" (3.36m x 1.62m) with a range of fitted wall and floor units, space and plumbing for washing machine, space for fridge freezer, single oven with electric hob and extractor hood; window to the front. **Living Room** 13' 8" x 11' 9" (4.18m x 3.59m) with French Doors to west facing patio garden.

FIRST FLOOR

Landing with built airing cupboard. **Bedroom One** 10' 7" x 9' 10" (3.24m x 3.01m) outlook to rear. **Bedroom Two** 8' 4" x 7' 7" (2.55m x 2.33m) with built in wardrobe and cupboard with hanging rail and shelving. **Shower Room** enclosed shower cubicle with electric shower, pedestal wash hand basin, close coupled WC. Extractor fan.

OUTSIDE

There is a small garden area to the front of the property and an enclosed west facing courtyard garden to the rear. There is one allocated parking space.



GENERAL INFORMATION

Directions

CV35 0LX

From Colebrook Seccombes proceed up Southam Street and take first turning on the right and then turn left into Battle Court and after 100 yds No4 can be found on the left.

What3Words

///laugh.gains.logbook

Services

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

Council Tax

Payable to Stratford District Council.

Listed in Band C

Energy Performance Certificate

Current: 59 Potential: 90 Band: D

Tenancy

4 Battle Court is available to let unfurnished for a period of twelve months on an Assured Shorthold Tenancy at an initial rent of £850.00 per calendar month. The rent is exclusive of council tax, water rates, telephone and electricity charges.

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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