



TO LET UNFURNISHED

A TWO BEDROOM SEMI-DETACHED
COTTAGE IN A QUIET BACK STREET

RENT: £900.00 pcm

DEPOSIT: £1038.48

NO TENANT APPLICATION FEES

- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Enclosed Garden
- Off-Street Parking
- EPC Band D

LONG COMPTON
£900 PCM

1 MILESTONE GARDENS BROAD STREET LONG COMPTON CV36 5JH

5 miles from Shipston on Stour
5 miles from Chipping Norton
6 miles from Moreton in Marsh
12 miles from Banbury (M40 Junction 11)

TWO BEDROOM SEMI-DETACHED COTTAGE IN A QUIET BACK STREET

Viewing strictly by appointment
Tel: 01926 640 498
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Long Compton is desirable village located in the Cotswold Hills along the A3400 road, approximately halfway between Stratford-upon-Avon and Oxford. The village benefits from an active community with primary school, Public House, Village Stores and village hall. The nearby towns of Shipston on Stour and Chipping Norton offer a wider range of recreation, shopping and medical facilities.

1 Milestone Gardens comprises one of a pair of semi-detached modern cottages set back from the street, with parking to the front and side. The Property has recently undergone a degree of redecoration and improvement and is available for immediate occupation.

THE GROUND FLOOR

Living Room 4.79m x 3.95m (15'8"x12'11") double aspect to front and side of the property with staircase rising to first floor, feature fireplace with flagstone hearth. **Kitchen** 3.90m x 1.90m (12'11"x6'2") fitted with wood effect worktops with inset 1½ bowl single drainer sink with mixer tap, space and plumbing for washing machine, space for fridge freezer, inset four ring electric hob with single electric oven under and extractor hood over, matching wall cupboards, tiled splashback, window and part-glazed door opening to rear garden.

THE FIRST FLOOR

Landing with window to side and access to loft space. **Bedroom One** 3.69m x 3.96m (12'1"x12'11") into wardrobe recess. Outlook to the front of the property, built-in airing cupboard with hot water cylinder and shelf. **Bedroom Two** 3.01m x 1.98m (9'10"x6'5") fitted shelving and window to rear. **Bathroom** fitted with panelled bath with electric shower over, pedestal wash hand basin, close coupled WC and obscured glazed window.

OUTSIDE

To the front of the property, a gravel driveway leads to Entrance Portico. Access to the side of the property leads to rear garden which is laid to lawn and paved pathway to the rear of the property. Outside water supply.



GENERAL INFORMATION

Directions

From Shipston on Stour take the A3400 south for Oxford. After approximately 5 miles upon entering Long Compton, continue through the village. After passing the Village Stores on your right, take the second turning on the left into Broad Street. The property will be found a short distance on the left-hand side.

What3Words:

[///thigh.configure.unit](https://www.what3words.com/HighConfigureUnit)

Services

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

Council Tax

Payable to Stratford District Council.

1 Milestone Gardens is listed in Band C

Energy Performance Certificate

Current: 56 Potential: 87 Band: D

Tenancy

1 Milestone Gardens is available to let on an Assured Shorthold Tenancy for an initial period of 12 months at a rent of £900 per calendar month exclusive of outgoings including council tax, telephone, water and drainage, electricity, gas charges, etc.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of a minimum of one and a half month's 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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