



## TO LET UNFURNISHED

A TOWN CENTRE THREE BEDROOM WELL PRESENTED COTTAGE WITH PARKING & COURTYARD GARDEN

RENT: £1300.00 pcm  
DEPOSIT: £1500.00

NO TENANT APPLICATION FEES

- Entrance Hall
- Guest WC
- Kitchen/Breakfast Room
- Sitting Room
- Dining Room
- Utility
- Three Bedrooms
- Shower Room
- Courtyard Garden
- Off-Street Parking
- EPC Band C

SHEEPFOLD MEWS, SHIPSTON ON STOUR  
£1300 PCM



## SHEEPFOLD MEWS SHEEP STREET SHIPSTON ON STOUR CV36 4AE

6 miles from Moreton in Marsh  
11 miles from Stratford upon Avon  
15 miles from Warwick & Banbury

### A TOWN CENTRE THREE BEDROOM WELL PRESENTED COTTAGE WITH GARDEN AND PARKING

Viewing strictly by appointment

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**Shipston-on-Stour** is a former market town situated in South Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. The larger centres of Stratford-upon-Avon, Banbury and Oxford are accessible. Junctions 11 and 15 of the M40 Motorway are accessible at Banbury and Warwick respectively. There are main line stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.

**Sheepfold Mews** is a well-presented three-bedroom attached modern cottage located off Sheep Street in the town centre. The property has the benefit of gas fired central heating, private parking and is within easy walking distance of the town's facilities.

#### THE GROUND FLOOR

**Entrance Hall** with part-glazed front door and window to front, slate floor and staircase rising to first floor. **Guest WC** fitted with close coupled WC, pedestal wash hand basin, slate floor, extractor fan and under stairs storage space. **Sitting Room** 5.08m x 3.45m (16'6" x 11'3") double aspect to front and rear of the property with glazed double doors opening to rear garden, ornamental fireplace with flagstone hearth. **Kitchen/Breakfast Room** 3.75m x 3.04m (12'3" x 9'9") outlook and glazed door to rear garden. Fitted with granite worktops to two walls. Inset ceramic 1½ bowl single drainer sink with mixer tap, inset four ring gas hob with extractor hood over, built-in high-level single electric oven, built-in dishwasher and fridge, tiled floor and matching wall cupboards over. **Dining Room** 3.16m x 2.45m (10'3" x 8'03") with glazed door opening to rear garden. **Utility Room** 2.46m x 1.84m (8' x 6') fitted with a single worktop with inset stainless steel single bowl single drainer sink with mixer tap. Cupboards under and to side with wall

cupboard over, space and plumbing for washing machine, tiled floor, wall mounted Worcester gas fired boiler and extractor fan.

#### THE FIRST FLOOR

**Landing** with window to front, built-in wardrobe cupboards and access to loft space. **Bedroom One** 3.87m x 3.42m (12'6" x 11'2") double aspect to front and rear of the property. **Bedroom Two** 3.02m x 2.68m (9'9" x 8'7") outlook to the rear of the property. **Bedroom Three** 3.71m x 2.45m (12'1" x 8') maximum into eaves, outlook to the side of the property and built-in cupboards. **Shower Room** fitted with enclosed glazed shower cubicle with folding doors, close coupled WC, wall mounted wash hand basin, window to rear, extractor fan and electric shaver light.

#### OUTSIDE

To the front of the property, a gravel driveway provides private parking and low-level brick wall with steps lead down to front door. To the rear of the property an enclosed courtyard garden is laid to paving with raised flowerbed. Outside lighting.

#### GENERAL INFORMATION

##### Directions

From the centre B4035 Campden Road, turn into Darlingscote Road and take the first right into Sheep Street. Proceed along Sheep Street and the entrance to Sheep Fold Mews will be found between 11 & 13 Sheep Street.

What3Words:

///communal.bubble.hack

##### Services

Mains water, drainage, gas and electricity are connected to the property. Central heating is by gas fired boiler in the utility room.

##### Council Tax

Payable to Stratford District Council.

Listed in Band D

##### Energy Performance Certificate

Current: 72

Potential: 85

Band: C

##### Tenancy

The property is available to let for an initial period of 12 months with a 6 month break clause at a rent of £1300 per calendar month, exclusive of outgoings: council tax, water rates telephone, gas 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.

CS2225/21.12.2023