# COLEBROOK SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT



# TO LET UNFURNISHED

SPACIOUS HIGH SPECIFICATION FOUR BEDROOM VILLAGE PROPERTY

 RENT:
 £1750.00 pcm

 DEPOSIT:
 £2019.23

 HOLDING DEPOSIT:
 £403.84

NO TENANT APPLICATION FEES

- Reception Hall
- Guest Cloakroom
- Sitting Room
- Dining Room
- Breakfast Room
- Kitchen
- Utility
- Four Bedrooms
- Three Bathrooms
- Garage
- EPC Band E

KINETON  $\pounds1750$  PCM

# LEWES COTTAGE WARWICK ROAD KINETON CV35 0JW

11 miles from Stratford upon Avon, Banbury, Warwick & Leamington Spa. 3.5 miles form M40 J12 at Gaydon

# SPACIOUS HIGH SPECIFICATION FOUR BEDROOM PROPERTY CLOSE TO VILLAGE CENTRE

Viewing strictly by appointment Tel: 01926 640 498 lettinas@colebrookseccombes.co.uk

**Kineton** is a small South Warwickshire town situated 11 miles from Banbury, Stratford-upon-Avon, Warwick and Leamington Spa. There are several shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, bakery, public house, post office and two general stores, sports clubs and primary and secondary schools.

**Lewes Cottage** forms one of four bespoke quality homes, understood to have been built in 2004. The property comprises a balanced, well proportioned two storey home, with low maintenance garden to the rear, single garage and off road parking for one car. Measurements are shown in the floor plans.

# THE GROUND FLOOR

**Reception Hall** a spacious hallway with engineered oak flooring, staircase to the first floor and doors to the reception rooms. **Sitting Room** double aspect including doors to the rear garden and ornamental fireplace with electric fire. **Dining Room** outlook to the front of the property. **Breakfast Room** tiled floor, outlook to the front and opening continuing through to **Kitchen** fitted with a range of base and high-level units finished with a granite effect work top. Integrated fridge, freezer and dishwasher. Freestanding electric range cooker. Stainless steel 1 ½ bowl sink with drainer and mixer tap. **Utility Room** fitted with single worktop, space and plumbing for washing machine and tumble dryer. Door to rear garden.

# THE FIRST FLOOR

Landing. Bedroom One built-in wardrobes, outlook to rear and Ensuite Shower Room. With shower WC and wash hand basin. Bedroom Two outlook to the rear, built-in wardrobes and Ensuite Shower Room. With shower WC and wash hand basin. Bedroom Three outlook to the front and built-in wardrobes. Bedroom Four outlook to the front. Bathroom with WC, wash hand basin and panelled bath. obscured window to side.

# OUTSIDE

To the rear of the property a low maintenance garden has been laid to paving and part gravel. Door to Garage, and gate to parking space in front of the garage. Shared access to parking.



#### **GENERAL INFORMATION**

#### Directions

#### CV35 0JW

From Colebrook Seccombes office proceed west along the Warwick Road, where the property will be found on the right-hand side after the turning into Castle Road and identified by our To Let board.

## Services

Mains water (metered), drainage and electricity are understood to be connected to the property. Central heating is provided by an oil-fired boiler. Ofcom Broadband availability: Superfast. Ofcom Mobile coverage: O2, 3, EE, Vodaphone.

#### Council Tax

Payable to Stratford District Council. Listed in Band F

## Energy Performance Certificate

66 Potential: 81 Band: [

## Tenancy

Lewes Cottage is available to let on an Assured Shorthold Tenancy for an initial period of six months at a rent of £1750 per calendar month exclusive of outgoings including council tax, telephone, water and drainage, electricity, etc.

#### Deposit

Before taking up residence a Tenant will be required to pay a deposit of a maximum of five weeks rent and to sign an Assured Shorthold Tenancy Agreement.

#### Material information:

No Property issues including: location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

### 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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