



TO LET UNFURNISHED

SPACIOUS HIGH SPECIFICATION FOUR
BEDROOM VILLAGE PROPERTY

RENT: £1650.00 pcm
DEPOSIT: £1903.84
HOLDING DEPOSIT: £380.76

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
£1650 PCM

**LEWES COTTAGE
WARWICK ROAD
KINETON
CV35 0JW**

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

**SPACIOUS HIGH SPECIFICATION
FOUR BEDROOM PROPERTY CLOSE
TO VILLAGE CENTRE**

Viewing strictly by appointment

Tel: 01926 640 498

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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. Free standing fridge, and dishwasher. Freestanding electric range cooker. Stainless steel 1½ 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.

What3Words: //revisit.informs.adjuster 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, Vodafone.

Council Tax

Payable to Stratford District Council. Listed in Band F

Energy Performance Certificate

Current: 66 Potential: 81 Band: D

Tenancy

Lewes Cottage is available to let on an Assured Shorthold Tenancy for an initial period of six months at a rent of £1650 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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