

THE PROPERTY



TO LET UNFURNISHED

A TWO BEDROOM MEWS STYLE
COTTAGE IN THE GATED GROUNDS OF
A PRIVATE CENTRAL VILLAGE PROPERTY

HOLDING DEPOSIT: £230.76
RENT: £1000.00 pcm
DEPOSIT: £1153.84

NO TENANT APPLICATION FEES

- Kitchen/Dining/Living Room
- Two Bedrooms
- Shower Room
- Ensuite Bathroom
- Outside Seating area
- Off-Street Parking
- EPC Band C

KINETON
£1000 PCM

MANOR LODGE COTTAGE MANOR LANE KINETON CV35 0JT

11 miles from Stratford-upon-Avon. 11 miles from Warwick & Leamington Spa. 3.5 miles from Junction 12 of the M40 Motorway at Gaydon

A TWO BEDROOM MEWS STYLE COTTAGE IN THE GATED GROUNDS OF A PRIVATE CENTRAL VILLAGE PROPERTY

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, two public houses, sports clubs and primary and secondary schools.

Manor Lodge Cottage is a well-presented two-bedroom mid-terrace cottage forming one of several properties within the grounds of the landlords property. A bright spacious open plan kitchen living room occupies the ground floor, with two double bedrooms and two bathrooms to the first floor.

THE GROUND FLOOR

Kitchen/Dining/Living Room 5.47m x 6.41m (17'11" x 21') double aspect to front and rear of the property with glazed folding doors to the front. Tiled floor throughout and staircase leading to first floor with storage under. Range of fitted kitchen units under granite effect worktops including inset stainless steel single bowl single drainer sink with mixer tap over. Integrated dishwasher and storage under, space and plumbing for washing machine, inset induction hob with single electric oven under, range of drawers and cupboards, space for under counter fridge and matching wall cupboards over.

THE FIRST FLOOR

Bedroom One 4.30m x 2.65m (14'1" x 8'8") outlook to the front of the property. **Ensuite Bathroom** fitted with panelled bath with mixer tap and separate shower over and glazed shower screen. Close coupled WC, towel radiator, tiled floor and extractor fan.

Bedroom Two 3.81m x 2.73m (12'6" x 8'11") window to front.

Shower Room fitted with corner shower cubicle with glazed sliding doors, pedestal wash hand basin, close coupled WC, towel radiator and extractor fan.

OUTSIDE

To the front of the property, a small block paved seating area joins the shared driveway with outside lighting. The Property has allocated parking for two medium size cars.



GENERAL INFORMATION

Directions:

CV35 0JT

From the village memorial, turn into Manor Lane where the double gates to Manor Lodge will be found on the left.

What3 Words [//rank.trombone.operating](https://rank.trombone.operating)
Services

Mains water, drainage and electricity are connected to the property. Broadband TBC with landlord. Ofcom Outdoor Mobile coverage Likely: 3, EE, O2 & Vodaphone.

Private parking space for two average size cars.

Council Tax

Payable to Stratford District Council. Listed in Band A

Energy Performance Certificate

Current: 71 Potential: 85 Band: C

Tenancy

The property is available to let for a minimum period of twelve months at a rent of £1000 per calendar month exclusive of council tax, electricity and telephone 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.

Material information:

No known 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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