



TO LET UNFURNISHED

A CHARMING THATCHED TWO
BEDROOM COTTAGE IN A QUIET
PICTURESQUE VILLAGE

RENT: £1200.00 pcm
DEPOSIT: £1384.61
HOLDING DEPOSIT £276.92

NO TENANT APPLICATION FEES

- Entrance Porch
- Living Room
- Galley Kitchen
- Two Bedrooms
- Bathroom
- Utility Room
- Mature Gardens
- Single Garage & Carport
- EPC Band D

WORMLEIGHTON
£1200 pcm

24 WORMLEIGHTON WARWICKSHIRE CV47 2XW

10 miles from Kineton
8 miles from Banbury
12 miles from Leamington Spa
7 miles from Junction 12 of the M40

A CHARMING THATCHED TWO BEDROOM COTTAGE IN A QUIET PICTURESQUE VILLAGE

Viewing strictly by appointment
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Wormleighton is a small historic South Warwickshire village, and to visit is like stepping back in time. Apart from six houses, the village is owned by Earl Spencer. The village is about 8 miles from Banbury and the M40.

24 Wormleighton is located towards the end of a quiet no through lane and comprises a character semi-detached period cottage in a delightful quiet location in this picturesque village. The cottage is presented to a good standard with recent redecoration and improvement works. To the rear of the property, a delightful mature garden enjoys views over the surrounding countryside and outbuildings include a Utility room, garden shed, carport and single garage.

THE GROUND FLOOR

Entrance Porch with electric light and matting to floor. **Living Room** 5.39m x 3.26m (17'8"x10'8") double aspect to front and rear, ornamental fireplace and understairs storage cupboard. **Galley Kitchen** 5.44 m x 1.46m (17'10"x4'9") window to front, door to rear garden. Fitted with a single worktop with a range of drawers and cupboards under, double Belfast sink with mixer tap, electric hob with single electric oven under, space for fridge, space with plumbing for dishwasher.

THE FIRST FLOOR

Landing with window to front, access to loft space and cupboard with hot water cylinder. **Bedroom One** 3.78m x 2.89m (12'4"x9'5") outlook to rear. **Bedroom Two** 3.16m x 3.16m into recess (10'4"x10'4") outlook to rear. **Bathroom** fitted with matching suite comprising panelled bath with mixer tap and shower attachment over, close coupled WC, pedestal wash hand basin and window to front.

OUTSIDE

To the front of the property a driveway leads to **Single Garage** with carport to side. To the rear of the property a delightful mature enclosed garden includes garden store/shed and a **Utility Room** with window to rear, range of cupboards and storage space, plumbing for washing machine, electric light and power supply.

GENERAL INFORMATION

Tenancy

24 Wormleighton is available to let for a minimum period of twelve months on an Assured Shorthold Tenancy at an initial rent of £1200.00 per calendar month. This rent is exclusive of council tax (Band C), water rates, telephone, oil and electricity charges.

Deposit

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

Services

Mains water, electricity, and drainage are connected. Telephone points are installed subject to British Telecom transfer regulations. ASHP central heating. Broadband: No Ofcom data available. Outdoor Mobile coverage (Wormleighton) Good- EE, Three, O2, Vodafone

Energy Performance Certificate

Current 62 Potential 69 Band D

Directions

CV47 2XW

From Colebrook Seccombes Kineton Office drive to Gaydon and follow signs to Northend and Fenny Compton. Go through Fenny Compton and at the junction with the A423 turn right, then immediately left to Wormleighton. On entering Wormleighton, take the left fork and follow the lane past the village church where the property will be found on the left-hand side.

What3Words: ///headset.annoys.bearable

Additional 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, significant events.

NB- The property is landlord managed.

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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