



TO LET UNFURNISHED

A RECENTLY UPDATED, WELL-PRESENTED
TWO BEDROOM CHARACTER COTTAGE
WITH PRIVATE PARKING & GARDEN

HOLDING DEPOSIT: £334.61
RENT: £1450.00 pcm
DEPOSIT: £1673.07

NO TENANT APPLICATION FEES

- Kitchen/Dining Room
- Living Room
- Two Bedrooms
- Bathroom
- South Facing Garden
- Off-Street Parking
- EPC Band D

KINETON
£1450 PCM

KINETON COTTAGE SOUTHAM STREET KINETON CV35 0LL

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

A RECENTLY UPDATED, WELL- PRESENTED TWO BEDROOM CHARACTER COTTAGE WITH GARDEN & PARKING

Viewing strictly by appointment

Tel: 01926 640 498
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Kineton is a well served popular village situated with a number of 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, primary and secondary schools.

Located in the heart of the village opposite a small village green and surrounded by attractive period properties, **Kineton Cottage** comprises a period two-storey, two-bedroom cottage which has recently undergone refurbishment. Outside an enclosed garden is laid to lawn and enjoys a southerly aspect with access to private off-road parking for one vehicle. The property has the benefit of double glazing and electric boiler and hot water system.

THE GROUND FLOOR

Kitchen/Dining Room 3.61m X 4.06m (11'10"x13'3") Double aspect to front and side of the property, front door to street, fitted with a range of matching units under roll top worktops to three walls. Stainless steel single bowl single drainer sink with mixer tap, range of drawers and cupboards under. Electric hob with single electric oven under and extractor hood over. Integrated dishwasher. Fridge freezer, under stairs cupboard. **Living Room** 4.75m x 4.06m (15'7"x13'4") window and door to garden, ornamental Hornton stone fireplace with flagstone hearth and under the stairs cupboard.

THE FIRST FLOOR

Landing. Bedroom One 4.32m x 3.11m (14'2"x10'2") window overlooking garden. **Bedroom Two** 3.59m x 2.81m (11'9"x9'2") outlook to the front of the property, built-in cupboards to one end with space and plumbing for washing machine and hot water cylinder. **Bathroom** fitted with a white suite comprising panelled bath with mixer tap, shower cubicle

with glazed screen, close coupled WC, wash hand basin set to vanity unit with storage under. Towel radiator, extractor fan and window to garden.

OUTSIDE

An enclosed south facing garden 8.97m x 6.70m (29'5"x21'11") is laid to lawn with outside light, water supply, pedestrian gate returning to the street and paved pathway leading to pedestrian gate which opens to private parking.

GENERAL INFORMATION

Directions: CV35 0LL
From Kineton village centre, proceed North along Southam Street where the property will be found on the left-hand side identified by our To Let board.

What3 Words ///flinches.holidays.jumbled

Services

Mains water (metered), drainage and electricity are connected to the property. Ofcom Broadband availability: Superfast. Ofcom Outdoor Mobile coverage good outdoor: 3, EE, O2 & Vodafone. Private off street parking.

Council Tax

Payable to Stratford District Council. Listed in Band D

Energy Performance Certificate

Current: 60 Potential: 75 Band: D

Tenancy

The property is available to let at a rent of £1450 per calendar month exclusive of council tax, water rates, electricity, telephone, internet charges.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign a 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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