



## TO LET UNFURNISHED

A RECENTLY UPDATED MODERN TWO-BEDROOM COTTAGE ENCLOSED GARDEN AND OFF-STREET PARKING

HOLDING DEPOSIT: £253.84  
 RENT: £1100.00 pcm  
 DEPOSIT: £1269.23

NO TENANT APPLICATION FEES

- Entrance Hall
- Kitchen
- Living Room
- Two Bedrooms
- Bathroom
- Garden
- Private Driveway
- EPC Band E

SHIPSTON ON STOUR  
 £1100 PCM

## 18 THE DRIFTWAY SHIPSTON ON STOUR WARWICKSHIRE CV36 4QH

6 miles from Moreton in Marsh  
11 miles from Stratford upon Avon  
15 miles from Warwick (M40 J15) & Banbury (M40 J11)

### A RECENTLY UPDATED MODERN TWO-BEDROOM COTTAGE ENCLOSED GARDEN AND OFF- STREET PARKING

Viewing strictly by appointment  
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**Shipston on Stour** is a former market town situated in South Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. The larger centres of Stratford-upon-Avon, Banbury and Oxford are accessible.

The area is serviced by a network of main roads including the A3400 (Oxford to Birmingham) road passing through the town. Junctions 11 and 15 of the M40 Motorway are accessible at Banbury and Warwick respectively. There are main line stations at Moreton in Marsh and Banbury with train services south to Oxford and London.

**18 The Driftway** is located within easy walking distance of the town centre. The property comprises a modern two-bedroom cottage which has recently undergone redecoration and improvement works. Outside a private driveway provides off-road parking and an enclosed good size garden to the rear.

#### THE GROUND FLOOR

**Entrance Hall** built-in cupboard with hanging rail and shelf.  
**Living Room** 4.95m x 2.98m (16'3"x9'9") glazed double doors opening to rear garden, staircase rising to first floor, ornamental fireplace and breakfast bar. **Kitchen** 3.16m x 1.92m (10'4"x6'3") outlook to front, fitted with worktop to two walls including inset stainless steel 1½ bowl single drainer sink with mixer tap. Inset electric hob with single electric oven under and extractor hood over. Space and plumbing for washing machine, space for fridge and range of drawers and cupboards.

#### THE FIRST FLOOR

**Landing** access to loft space. **Bedroom One** 3.24m x 2.36m (10'7"x7'8") outlook to the rear, built-in wardrobe with mirrored sliding doors and airing cupboard over staircase.

**Bedroom Two** 2.84m x 2.55m (9'3"x8'4") max. outlook to the front. **Bathroom** fitted with a white suite comprising panelled bath with separate electric shower unit over, pedestal wash hand basin and close coupled WC. Towel radiator, extractor fan and obscured glazed window.

#### OUTSIDE

To the front of the property a block paved driveway provides private parking with a small area of garden to the side. Pedestrian gate leads to rear garden with paved patio adjoining the rear of the property. Garden is laid to lawn with a concrete pathway leads to a second paved patio and timber shed.

#### GENERAL INFORMATION

Directions: CV36 4QH

From the town centre, proceed North along Church Street and turn into Telegraph Street. Take the turning on the Right into The Driftway opposite the town centre car park, where the property will be found on the right-hand side.

What3 Words ///drumbeat.boater.overjoyed

#### Services

Mains water (metered), drainage and electricity are connected to the property. Ofcom Broadband availability: Ultrafast. Ofcom Outdoor Mobile coverage Good outdoor: 3, EE, O2 & Vodaphone.

#### Council Tax

Payable to Stratford District Council. Listed in Band C

#### Energy Performance Certificate

Current: 53 Potential: 86 Band: E

#### Tenancy

The property is available to let at a rent of £1100 per calendar month exclusive of council tax, water rates, electricity, telephone, internet.

#### 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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