



## TO LET UNFURNISHED

AN ATTRACTIVE SEMI-DETACHED  
COTTAGE WITH ENCLOSED GARDEN  
AND PARKING

HOLDING DEPOSIT: £196.15  
RENT: £850.00 pcm  
DEPOSIT: £980.76

NO TENANT APPLICATION FEES

- Living Room
- Kitchen
- Bedroom
- Bathroom
- Courtyard Garden
- EPC Band D

SHIPSTON ON STOUR  
£850 PCM

**54 NEW STREET  
SHIPSTON ON STOUR  
WARWICKSHIRE  
CV36 4EN**

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

**ONE BEDROOM PERIOD COTTAGE  
WITH ENCLOSED GARDEN CLOSE TO  
THE TOWN CENTRE**

Viewing strictly by appointment  
Tel: 01926 640 498  
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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 respectively.

**54 New Street** is a charming one-bedroom period terraced cottage within easy walking distance of the town centre and facilities. The property has the benefit of gas fired central heating, UPVC double glazed windows and a West facing courtyard garden to the rear.

**THE GROUND FLOOR**

**Living Room** 3.81m x 3.66m (12'6" x 12') outlook to the front of the property, ornamental fireplace with tiled hearth, built-in cupboards to chimney recess, under stairs storage space, built-in cupboard, quarry tiled floor and exposed beams. **Kitchen** 3.61m x 2.11m (11'9" x 6'11") outlook and part-glazed door to rear garden, fitted with single worktop to one wall with electric hob, extractor hood over and single electric oven under. Range of built-in drawers and cupboards, matching wall cupboards, wood effect worktop with inset stainless steel single bowl single drainer sink with mixer tap, space and plumbing for washing machine and space for fridge.

**THE FIRST FLOOR**

**Landing** with access to loft and exposed floorboards. **Bedroom** 3.17m x 2.45m (10'4" x 8'2") outlook to the front of the property, exposed floorboards and built-in wardrobe cupboard to chimney recess. **Bathroom** fitted with P-shaped shower bath with glazed shower screen and mixer tap, close coupled WC, pedestal wash hand basin, obscured glazed window to rear, towel radiator, exposed floorboards and built-in cupboard with gas fired combination boiler.

**OUTSIDE**

To the rear of the property, a small, enclosed courtyard garden has been hard landscaped with gravel and paved patio. Brick built outhouse and a pedestrian gate opening to Old Road situated to the rear of the property.

**GENERAL INFORMATION**

**Directions:**

CV36 4EN

From the centre of the town, proceed South along the A3400 into New Street where the property will be found on the right-hand side.

**What3Words**

///rams.acclaim.coasters

**Services**

Mains water (rates), drainage and electricity are connected to the property. Ofcom Broadband availability: Ultrafast. Ofcom Mobile coverage likely: 3, EE, O2 & Vodafone.

Private parking space for one car. EV charging - none

**Council Tax**

Payable to Stratford District Council. Listed in Band A

**Energy Performance Certificate**

Current: 71 Potential: 89

Band: C

**Tenancy**

The property is available to let for a period of twelve months at a rent of £850 per calendar month exclusive of council tax, water rates, electricity, telephone, internet and gas 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. Property is managed by the Landlord.

**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.

CS1493/12.11.2025