



TO LET UNFURNISHED

A SPACIOUS ONE BEDROOM PERIOD
FLAT, RECENTLY REDECORATED
THROUGHOUT IN THE TOWN CENTRE

RENT: £775pcm
DEPOSIT: £894.23
HOLDING DEPOSIT: £178.84

NO TENANT APPLICATION FEES

- Entrance Hall
- Living Room
- Kitchen
- Bedroom
- Shower Room
- EPC Band D

SHIPSTON ON STOUR
£ 775pcm

1A SHEEP STREET
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4AE

6 miles from Moreton in Marsh. 11 miles from Stratford upon Avon. 15 miles from Warwick and Banbury

A SPACIOUS ONE BEDROOM PERIOD
FLAT IN A POPULAR AND CONVENIENT
TOWN CENTRE LOCATION

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 respectively.

1a Sheep Street is a one-bedroom period apartment in a prime location, ideal for professional couples or singles. Please note, the property has no garden or outside space. Parking is on street.

GROUND FLOOR

Entrance Hall with stairs leading to.

FIRST FLOOR

Landing

Living Room 22'6" x 13'3" (6.86m x 4.04m max) with exposed beams and storage cupboard. **Kitchen** 18'9" x 6'9" (5.72m x 2.06m) with fitted units including stainless steel sink, breakfast bar, electric oven and gas hob, plumbing for washing machine and slimline dishwasher. **Shower Room** with white suite comprising of pedestal basin, WC, shower enclosure and heated towel rail.

SECOND FLOOR

Bedroom 20'6" x 13'9" (6.25m x 4.19m) with exposed beams.

OUTSIDE

There is a rear yard providing a shared walkway onto the street.



GENERAL INFORMATION

Directions

From Market Place proceed North passing Lloyds Bank and turn left into Sheep Street. The entrance to the property will be found on the left-hand side through a wrought iron gate.

What3words

///sheds.cabin.fonts

Services

Mains water, gas, electricity and drainage are connected. Central heating and hot water are provided by a gas fired boiler in the shower room. Ofcom Broadband availability: Ultrafast. Ofcom outdoor Mobile coverage: Likely for 3, EE, O2 & Vodafone.

Council Tax

Payable to Stratford District Council. Listed in Band A

Energy Performance Certificate

Current: 51 Potential: 81 Band: D

Tenancy

1a Sheep Street is available to let for a minimum of 6 months at a rent of £775.00 per calendar month, exclusive of rates and utilities.

Deposit

Before taking up residence the 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. The property is accessed via a shared alleyway to the rear with shared front door to hallway and staircase rising to first floor and private front door of the apartment.

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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