



TO LET UNFURNISHED

A SEMI-DETACHED COTTAGE IN A
POPULAR VILLAGE WITH ENCLOSED
GARDEN AND PARKING

RENT: £1200.00 pcm
DEPOSIT: £1384.61

NO TENANT APPLICATION FEES

- Entrance Hall
- Kitchen
- Living Room
- Conservatory
- Three Bedrooms
- Bathroom
- Ensuite Shower Room
- Garden
- Off-Street Parking
- EPC Band D

MORETON MORRELL
£1200 PCM

2 THE TERRACE MORETON MORRELL WARWICKSHIRE CV35 9AP

2 miles from Wellesbourne
6 miles from Leamington Spa & Warwick
8 miles from Stratford-upon-Avon
5 miles from Gaydon (M40 Junction 12)

A SEMI-DETACHED COTTAGE IN A POPULAR VILLAGE WITH ENCLOSED GARDEN & PARKING

Viewing strictly by appointment

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Moreton Morrell is a popular South Warwickshire village approximately ½ mile to the West of the Fosse Way and with access to the M40 Motorway and Mainline Railway at Warwick Parkway approximately 9 miles. The village benefits from a popular primary school, recently refurbished village pub and is within a few minutes drive of the neighbouring village of Wellesbourne which offers a wide range of shopping, restaurants and facilities.

2 The Terrace comprises a character semi-detached two-storey cottage, with enclosed garden to the rear and parking to the front. The property benefits from a recently replaced boiler, has double glazing and a conservatory to the rear.

THE GROUND FLOOR

Entrance Hall with staircase to first floor and front door with inset window lights. **Living Room** outlook to the front of the property, exposed brick fireplace with flagstone hearth and solid fuel stove, understairs storage cupboard and built-in pine storage cupboards. **Kitchen** fitted with matching granite effect worktops to opposite walls, stainless steel single bowl single drainer sink with mixer tap, cupboards under, space and plumbing for dishwasher, electric cooker with extractor hood over, fridge freezer and oil-fired boiler. **Bathroom** fitted with panelled bath with shower screen and shower attachment over, close coupled WC, wash hand basin set to vanity unit, towel radiator, obscured glazed window, extractor fan, space and plumbing for washing machine. **Conservatory** with tiled floor and glazing to one wall with double doors opening to rear garden.

THE FIRST FLOOR

Landing with window to side. **Bedroom One** outlook to the front of the property, range of built-in wardrobe cupboards and

storage units. **Ensuite Shower Room** fitted with enclosed shower cubicle with glazed sliding doors, close coupled WC, wash hand basin set to vanity unit, obscured glazed window to side and extractor fan. **Bedroom Two** outlook to the rear of the property and built-in wardrobes. **Bedroom Three** with outlook to the rear of the property.

OUTSIDE

To the front of the property, a driveway leads to parking area and lawn with outside light. To the side of the property, pedestrian access leads to a wooden gate which opens to rear garden. Split level with block paved terrace, adjoining the rear of the property and pathway leading up to lawn with shrubs and plants. Two timber-built garden sheds, both on concrete bases, one has been insulated with power connected potential for use as a home office. Garden store and concealed oil tank.

GENERAL INFORMATION

Directions

CV35 9AP

From B4455 Fosse Way at Moreton Paddox, take the Wellesbourne Road into Moreton Paddox. Take the right turn into Duffus Hill signposted to Moreton Morrell. Proceed into the village where the property will be found on the right-hand side.

What3Words:

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Services

Mains water, drainage and electricity are connected to the property. The central heating system is oil-fired.

Council Tax

Payable to Stratford District Council.

Listed in Band C

Energy Performance Certificate

Current: 57 Potential: 80 Band: D

Tenancy

The property is available to let for an initial period of 12 months at a rent of £1200 per calendar month, exclusive of outgoings: council tax, water rates telephone, oil and electricity.

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.

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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