



## TO LET UNFURNISHED

A 17<sup>TH</sup> CENTURY LISTED TWO BEDROOM  
TERRACED COTTAGE IN VILLAGE CENTRE

RENT: £1000.00 pcm  
DEPOSIT: £1153.84  
HOLDING DEPOSIT: £230.76

NO TENANT APPLICATION FEES

- Entrance Porch
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Courtyard Garden
- EPC Band E

KINETON  
£1000 PCM

# 1 MARKET SQUARE KINETON CV35 0LP

11 miles from Stratford-upon-Avon, Banbury, Warwick and Leamington Spa. 3½ miles of Junction 12 of the M40 motorway at Gaydon

## A CHARMING CHARACTER GRADE II LISTED TWO BEDROOM COTTAGE IN THE HEART OF THE VILLAGE

Viewing strictly by appointment  
Tel: 01926 640 498  
lettings@colebrookseccombes.co.uk

**Kineton** is a large South Warwickshire village situated 11 miles from Banbury, Stratford-upon-Avon, Warwick and Leamington Spa. There are a number of shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, public house, sports clubs and primary and secondary schools. Kineton is situated about 3½ miles from Junction 12 of the M40 Motorway at Gaydon, which gives road access to Oxford and London to the south and Birmingham and the Midlands to the north. There are main line stations at Banbury, Leamington Spa and Warwick Parkway.

**1 Market Square** is a wonderful character property, with accommodation arranged over three floors, with an abundance of exposed beams, stonework and stone mullion windows. The property benefits from electric heating plus the living room enjoys a solid fuel stove, set within a brick fireplace on a quarry tile hearth.

### THE GROUND FLOOR -see floor plans for measurements

**Entrance Hall** with stone flagged floor, coat hooks and door shared to rear access. **Sitting Room** with exposed beams and stone walls, fireplace with woodburning stove, window seat, TV point and night storage heater. **Kitchen** with a range of fitted units, stainless steel sink, electric oven with four ring hob, plumbing for washing machine, fridge and quarry tiles.

### THE FIRST FLOOR

**Landing.** **Bedroom One** with exposed beams and window to front. **Bathroom** with corner bath and shower attachment, wash basin and WC.

### THE SECOND FLOOR

**Bedroom Two** with exposed beams, airing cupboard and wardrobe. Double aspect to front and rear.

### OUTSIDE

Rear courtyard garden.



### GENERAL INFORMATION

#### Directions

From the Colebrook Seccombes office proceed up Southam Street and take the second turning left into Market Street. The property will be found immediately on the right.

#### What3Words:

///skinning.caravans.exit

#### Services

Mains water, drainage, and electricity are connected. Parking on street only. Ofcom anticipated Broadband Speed: Superfast  
Ofcom anticipated outdoor Mobile reception- Likely: O2, Vodafone, EE

#### Council Tax

Payable to Stratford District Council. Listed in Band C

#### Energy Performance Certificate

Current: 48 Potential: 85 Band: E

#### Tenancy

1 Market Square is available to let on an Assured Shorthold Tenancy for an initial period of 12 months at a rent of £1000 per calendar month exclusive of outgoings including council tax telephone, water and drainage, electricity charges, etc.

#### 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, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events. NB the access to the property is shared with neighbouring properties and access across shared pathways

### 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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