



TO LET UNFURNISHED

A CHARMING ONE BEDROOM BUNGALOW WITH PARKING AND ENCLOSED PATIO CLOSE TO THE TOWN CENTRE

RENT: £750.00 pcm
DEPOSIT: £865.38
HOLDING DEPOSIT: £173.07

NO TENANT APPLICATION FEES

- Kitchen/Living Room
- Conservatory
- Bedroom
- Shower Room
- Enclosed Patio
- Off-Street Parking
- EPC Band D

SHIPSTON ON STOUR
£750 PCM

LANDSDOWNE BUNGALOW DARLINGS COTE ROAD SHIPSTON ON STOUR CV36 4DR

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

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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. 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.

Lansdown Bungalow comprises a small one bedroom single storey detached property, with attractive features including exposed stonework and beams, part vaulted ceilings and a conservatory. The property is well-presented and has the benefit of a private off road parking space.

ACCOMMODATION

Kitchen/Living Room 23'1" x 12'8" (7.06m x 3.88m) exposed beams and stone feature archway into Kitchen area which features a range of fitted floor and wall units with a white gloss finish and wood laminate worktops over. Built-in electric oven and hob, plumbing for washing machine, plumbing for dishwasher. **Conservatory** 10'4" x 9'15" (3.17m x 2.88m) in with vertical blinds and door to enclosed patio area. **Shower Room** part-tiled with double shower cubicle, electric shower, vanity wash hand basin and WC. **Bedroom One** 7'10" x 11'10" (2.39m x 3.64m) window overlooking patio and rooflight.

OUTSIDE

There is an enclosed patio area with garden seat. Immediately adjacent to the property is an off-road parking space for one vehicle.



GENERAL INFORMATION

Directions

From the centre of Shipston on Stour take the A3400 north for Tredington and Stratford upon Avon and proceed up Telegraph Street. Turn left into Darlingscote Road and Lansdowne Bungalow can be found on the left.

What3 Words:

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Services

Mains water, electricity gas and drainage are connected. Ofcom Broadband availability information: Ultrafast. Ofcom mobile phone coverage information: EE, 3, O2, Vodaphone.

Council Tax

Payable to Stratford District Council. Listed in Band C

Energy Performance Certificate

Current: 62 Potential: 85 Band: D

Tenancy

Lansdowne Bungalow is available to let for a period of six or twelve months at a rent of £750 per calendar month exclusive of council tax, water rates, electricity, telephone, internet and gas charges.

Material information:

Property issues, location issues, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, landlord planning to sell, neighbour issues, landlord overseas, significant events: None known to all the above.

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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