



## TO LET UNFURNISHED

A WELL PRESENTED MODERN TWO BEDROOM PROPERTY SITUATED A SHORT DISTANCE FROM THE TOWN CENTRE

RENT: £875.00 pcm

DEPOSIT: £1009.61

HOLDING DEPOSIT: £201.92

NO TENANT APPLICATION FEES

- Kitchen
- Sitting Room
- Study/Dining Room
- Guest WC
- Two Bedrooms
- Bathroom
- Garage & Parking
- EPC Band D

SHIPSTON ON STOUR  
£875 pcm

## 21 RAILWAY CRESCENT SHIPSTON ON STOUR CV36 4GD

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

### A WELL PRESENTED MODERN TWO BEDROOM PROPERTY SITUATED A SHORT DISTANCE FROM 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. 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.

**21 Railway Crescent** is a well-appointed modern two bedroom property offering a spacious and well-proportioned accommodation, benefiting from uPVC double glazing and gas fired heating. On the ground floor is the dining room/study and kitchen with the principle living room being on the first floor, together with two bedrooms situated over the arch way which provides access to the property. Situated about 30 yards away is a single garage with car parking space in front.

#### GROUND FLOOR

**Entrance Hall** with door to **Dining Room/Study** window to rear. **Kitchen** part-tiled with stainless steel sink and single drainer unit with fitted cupboard under. Fitted base units with kitchen work surfaces over, fitted wall units, plumbing for washing machine, space for fridge/freezer, built-in single electric oven with four ring gas hob over and extractor hood above. Potterton gas-fired boiler for central heating window to rear and vinyl flooring. Under stairs storage cupboard. **Guest Cloakroom** with WC and wash hand basin.

#### THE FIRST FLOOR

**Landing** with access to roof space and airing cupboard. **Living Room** with double aspect to front and rear. **Bedroom One** with outlook to rear. **Bedroom Two** with outlook to front. **Bathroom** part-tiled with wash hand basin, WC and bath with shower over, obscured glazed window to the rear.

#### OUTSIDE

Single Garage with off-road parking space in front. The property has no garden.

### GENERAL INFORMATION

#### Services

Mains water, drainage and electricity are connected. Mains Gas fired central heating. Ofcom Broadband availability: Ultrafast. Ofcom Mobile coverage: O2, 3, EE, Vodafone.

#### Council Tax

Payable to Stratford District Council.

Listed in Band C

#### Energy Performance Certificate

Current: D (67) Potential: C (73)

#### Tenancy

21 Railway Crescent is available to let for a period of six months at a rent of £875 per calendar month exclusive of council tax, water rates, electricity, telephone, internet and gas charges.

#### Material information:

No 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.

Please note: landlord planning is to sell.

#### 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.

#### Directions

CV35 4GD

From the Church Street, proceed North taking the turning on the left into Station Road. Continue along the street into Railway Crescent where the property will be found on the Left after the sharp corner.

What3Words:

///quaking.soldiers.much

#### 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, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

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