



TO LET UNFURNISHED

**Hollyhocks House
22A New Street, Shipston on Stour**

**A TWO BEDROOM PERIOD COTTAGE
CLOSE TO THE TOWN CENTRE**

**Apply Shipston Office: Tel: 01608 663788
shipston@seccombes.co.uk**

**Sitting Room, Kitchen/Diner, Landing, Two
Double Bedrooms, Bathroom, Gas Central
Heating, Double Glazing, Enclosed Rear
Garden, Good Storage Facilities.**

Rent: £895.00 pcm

Deposit: £1032.69

NO TENANT APPLICATION FEE

HOLLYHOCKS HOUSE, 22A NEW STREET SHIPSTON-ON-STOUR CV36 4EN

Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 Junction 15) and Banbury (M40 Junction 11).

TWO BEDROOM PERIOD COTTAGE CLOSE TO THE TOWN CENTRE WITH ENCLOSED PATIO GARDEN

Shipston Office: 01608 663788

shipston@seccombes.co.uk

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.

Hollyhocks House is a charming two double bedroom period terraced cottage, which is presented to a high standard following a careful and exacting refurbishment by the Landlords. The property benefits from gas central heating and Upvc double glazing. The accommodation comprises as follows: (all measurements are approximate).

GROUND FLOOR

Sitting Room 12' 2" x 13' 1" (3.72m x 3.99m)

With TV point, telephone point, radiator, fireplace with decorative stove, bespoke shutters and painted wood panelling. Sliding barn style door to:

Kitchen/Diner 12' 1" x 14' 4" (3.69m x 4.37m)

With fitted units with worksurfaces, drawers and cupboards under and cupboards over, plumbing for washing machine, space for dryer and dishwasher, electric oven and gas hob, space for large fridge freezer, stainless steel 1.5 bowl sink with drainer, understairs storage and ceramic flooring. Rear door to garden. Stairs rise from Kitchen to the **Landing**

Bedroom One 12' 8" x 13' 2" (3.88m x 4.02m)

With walk in extensive storage cupboard.

Bedroom Two 12' 8" x 13' 2" (3.88m x 4.02m)

With mezzanine platform for either bed or additional storage, decorative fireplace.

Bathroom

Fully tiled with panelled bath with shower mixer taps, pedestal washbasin, WC, mirrors, storage and ceramic flooring.

OUTSIDE

There is a rear enclosed south facing garden with a rear access gate. Extensive on road parking available in free car park opposite or in Old Road.

DIRECTIONS

From the centre of Shipston on Stour take the A3400 south towards Oxford. Proceed though the one way system into New Street. Hollyhocks House will be found on the righthand side opposite the entrance into Cherry Orchard.

GENERAL INFORMATION

Services

Mains water, electricity, gas and drainage are connected. Telephone points are installed subject to British Telecom transfer regulations

Tenancy

Hollyhocks House is available to let for a period of 12 months at a rent of £895 per calendar month exclusive of Council Tax, (Band B) telephone, water, gas and electricity charges etc. Before taking up residence a Tenant will be required to pay a deposit of a minimum of five weeks' rent and to sign an Assured Shorthold Tenancy Agreement. Small pets may be considered but no smokers.

Viewing

By appointment through the letting agents: Seccombes, 10 Market Place, Shipston-on-Stour, CV36 4AG
Telephone: 01608 663788 shipston@seccombes.co.uk

Office Hours

Monday to Friday: 9.00 am to 5.30 pm
Saturday: 9.00 am to 1.00 pm

EPC Rating E

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.

JKC/AVP/ S2939/15.07.21