



The Furrows, Southam
Price £1,000 pcm

Distinct Property Consultants are pleased to introduce this pleasant two-bedroom semi-detached family home with low maintenance garden.

EPC rating C.

- 2 Bedrooms House
- Living / Dining Room
- Kitchen with Appliances
- Contemporary Bathroom
- Low Maintenance Garden
- Loft
- Off-Road Parking
- Nice Residential Area

The accommodation comprises of:

LIVING / DINING ROOM (2.75m x 4.75m further to the bay length 5.55m)

Good size living/ dining room with window to front aspect, wood effect laminate flooring, windows and French door leading to garden. Electric fireplace. Stairs leading to the first floor. Door leading to kitchen. Door to understairs storage.

KITCHEN

A range of base and eye level units with roll edged work surfaces. One and half bowl sink with a mixer tap. An electric four ring cooker with hob and double fan assisted oven Beko, extractor hood. Fridge, washer/dryer. Potterton boiler. Window to rear garden.

UNDERSTAIRS AREA

Space for storage and freestanding freezer.

BEDROOM ONE

 (2.78m x 3.61m)

Double bedroom, double glazed bay window overlooking garden, carpeted flooring. Ceiling spotlight bar lights.



BEDROOM TWO (2.00m x 2.04m)

Single bedroom, double glazed window to front aspect, carpeted flooring. Built in wardrobe. Ceiling light.



FAMILY BATHROOM

A contemporary bathroom with a suite of walk-in shower, wash hand basin with vanity units, low level WC. Ceramic tiling, vinyl flooring, double glazed Velux window.



AIRING CUPBOARD

LOFT - boarded

GARDEN

Good size low maintenance garden with AstroTurf and flower beds. Shed. Side access.



PARKING

Off road parking to the side left side of house (when facing it) for one vehicle and further street parking available.

Situation & Property Information

Rent: £1000 per month

Deposit: £1153.00

Council tax band B – Stratford on Avon District Council

Available from 12th April 2025

Holding deposit: £230.00 = One week`s rent. This is to reserve a property.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail references, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or any other Deadline for Agreement as mutually agreed in writing).



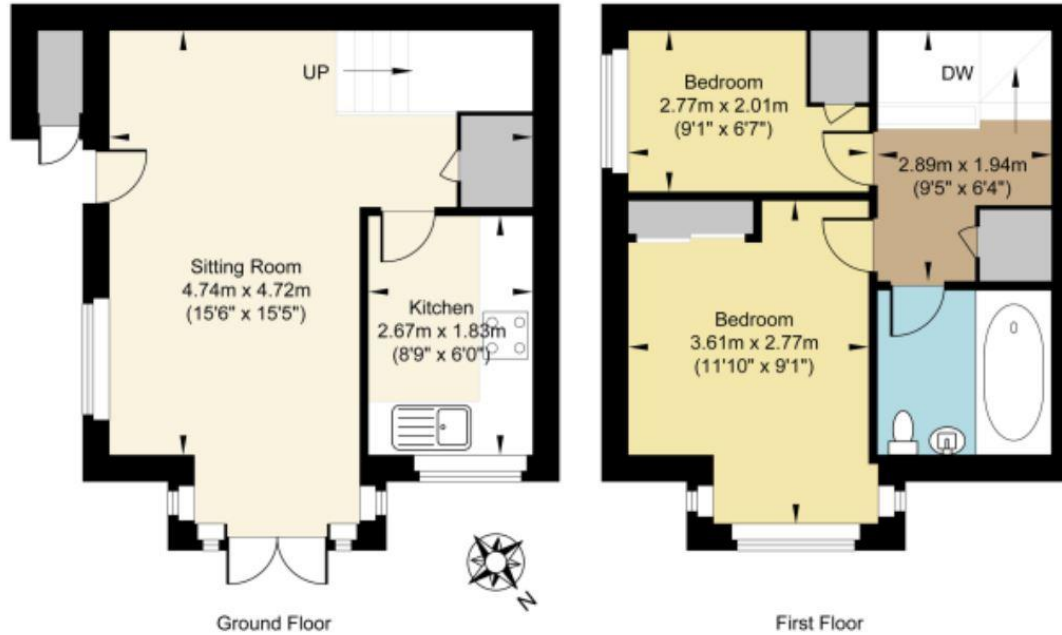
AGENTS` DISCLAIMER

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings or services. It is the tenant (s) interests to check their working condition. To comply with anti-money laundering regulations and Right to Rent checks, applicants will be asked to provide proof of ID and proof of address.

Viewings

Strictly by appointment only.

Approx. Gross Internal Area:- 48.31 sq.m. 520 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		91
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s) interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are accredited by the UK leading professional body Propertymark ARLA and NAEA.

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