



# **4 GRANGE COTTAGES**

TYSOE ROAD | RADWAY | CV35 OUE

- End of terrace cottage
- Off road parking
- Gardens to front and rear

Brown&Co Banbury 01295 273555 banbury@brown-co.com



## **DESCRIPTION**

An end of terrace stone built cottage in pleasant location within the popular village of Radway. The property comprises entrance lobby/hallway, lounge/diner, kitchen, two bedrooms, bathroom and gardens to front and rear.

## LOCATION

The property is located within the village of Radway on Tysoe Road. Radway lies some 10 miles to the northwest of Banbury and 13.5 miles to the southeast of Stratford-upon-Avon.

# **ACCOMMODATION**

## Ground Floor:

**ENTRANCE LOBBY** 

<u>KITCHEN</u> with small range of wall and floor units, electric cooker, fridge/freezer and washing machine.

LOUNGE/DINER with open hearth fireplace.

#### First Floor.

BEDROOM 1 built in storage cupboard/wardrobe.

BEDROOM 2 built in storage cupboard/wardrobe.

## BATHROOM

with wash hand basin & WC, fitted shower over bath.

#### OUTSIDE

The property benefits from gardens to front and rear. Small garden shed. Parking area to rear suitable for one vehicle.

#### SERVICES

Mains water, electricity and drainage are connected to the property, heating and domestic hot water – oil fired.

# **EPC**

The property has an EPC rating of E 42 and is compliant with the Minimum Energy Efficiency Standards regulations.

# PLANS, AREAS AND SCHEDULES

The plans are published for illustrative purposes only, although they are believed to be correct, and their accuracy is not guaranteed.

# **VIEWING**

Viewing is permitted during daylight hours and will be strictly by appointment only with Brown & Co, Banbury Office.

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# DEPOSI

The equivalent of 5 weeks rent, returnable at the end of the tenancy subject to there being no breaches of the terms of the tenancy. Deposits are lodged with the Deposit Protection Service in compliance with current legislation.

## TENANCY INFO

As well as paying the rent, you may also be required to make the following permitted payments:

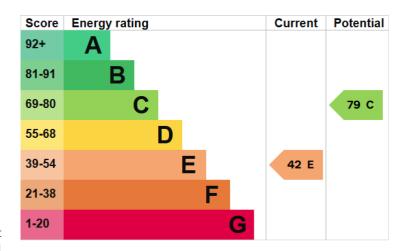
- Before the tenancy starts payable to Brown & Co:
  - Holding Deposit: One week's rent.
  - Deposit: 5 weeks rent.
  - Purchase of Heating Oil (small amount to start only)
- During the tenancy payable to Brown & Co:
  - Payments of up to £50 inc VAT to change the tenancy agreement.
  - Payment of interest for the late payment of rent at a rate of 3% above the Bank of England's Base Rate for each day that the payment is outstanding (for a late rent payment).
  - payment for the costs to replace lost keys/security devices or locks. If extra costs are incurred there could be a charge of £15 per hour (inc VAT) for time taken to organize replacements.
  - payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

 As well as paying the rent you may also be required to make the following permitted payments to the landlord if applicable:

- Utilities gas, electricity, water or other.
- Communication telephone and broadband.
- Installation and subscription of cable/satellite.
- Television licence.
- Council Tax.

## Tenant Protection

Brown & Co LLP is a member of RICS Client Money Protection Scheme, RICS Firm Reference: 016189 which is a client money protection scheme, and also a member of The Property Redress Scheme, Membership Number: PRS012758 which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.



# IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the ceach item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, encessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enqui

