



4 GRANGE COTTAGES

TYSOE ROAD | RADWAY | CV35 0UE

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

To Let £1300 pcm | Tenancy Info

Brown&Co
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BROWN & CO

Property and Business Consultants

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

KITCHEN 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.
David Thorpe | 01295 273555 | david.thorpe@brown-co.com

DEPOSIT

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

IMPORTANT NOTICES

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