



Rent
£1,500 pcm + fees*

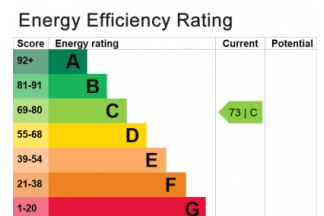
Security Deposit
£1,730

Availability
Immediately

Exclusions
No Smokers

Furnishing
Part Furnished

**Court Leet Cottage, Keys Lane
Priors Marston
Southam
CV47 7SA**



A charming and stylish two bedroom semi detached cottage nestled within the sought after village of Priors Marston, located down a private driveway. This stunning furnished property comprises of utility room (4'11x8'11"), open plan kitchen/dining room (14'06"x15'10") with appliances to include integrated dishwasher and free standing fridge/freezer, archway leading to a spacious living room (17'08"x13'09") provided with wooden dining table and chairs, and modern L' shaped sofa. Upstairs there are two double bedrooms (13'08"x11'08" and 10'10"x9'11") both bedrooms come furnished with double beds, and also benefit from its own en-suite and fitted cupboards to the main bedroom. Outside there is access to the sunny patio area and an undercover parking space. EPC: C. Council Tax Band - A. Length of Tenancy: Long-term.

**Two Double Bedrooms | Two En-suites | Open Plan Layout | Stylish Kitchen/Dining Room |
Utility Room | Allocated parking space**

* OUR FEES *

Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information or fail to provide any information needed to proceed with your application within 15 days. If your application is successful these monies will be deducted from your first months' rent). Refundable Security Deposit Five Weeks' Rent: (To cover breaches of agreement. For fully managed properties, this will be registered and protected with the Tenancy Deposit Scheme (TDS) and may be refunded at the end of the tenancy subject to property inspection). For other Permitted Fees please see the relevant section of the Tenant Guide on our website or visit our offices.

Pet Rent: Should the Landlord accept a pet in the property, the rent will be increased by £25 per month per free roaming pet. Pets are only accepted at the Landlord's discretion and this does not mean that this particular property will accept a pet. Enquiries should therefore be made prior to viewing.

modern marketing · traditional values



Local Area Information

Priors Marston lies towards the south-east of the county, around five miles south-east of Southam. The name 'Priors' is due to the area having been bestowed upon Coventry Priory by Earl Leofric of Mercia (the husband of Lady Godiva). There is a local school, church and historic Manor House with Georgian gardens to explore. The village has a local pub that offers take away food.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.