



**10 Cottage Lane**  
SHOTTERY STRATFORD UPON AVON

PRICE  
£700 Per calendar  
month

APPLICATION RECEIVED ..... An unfurnished 2 Bedroom, terraced Cottage with separate Garage located in the heart of Shottery Village. Sorry no pets.

# 10 Cottage Lane

## SHOTTERY STRATFORD UPON AVON

### DESCRIPTION

The accommodation briefly comprises:- Living Room, Kitchen, Bathroom and 2 Bedrooms. The property has the benefit of gas fired central heating. There are both front and rear gardens to the Cottage with a separate Garage at the rear for storage. There is parking for one car only.

### LIVING ROOM

With gas fire.

### KITCHEN

Fully fitted Kitchen with electric oven, electric hob and extractor hood.

### BEDROOM 1

Double Bedroom.

### BEDROOM 2

Small Double Bedroom.

### BATHROOM

With hand wash basin, WC, bath and shower above the bath running direct from the boiler.

### GARDENS

There are gardens to both the front and rear of the property mainly laid to lawn.

### GARAGE

Single timber Garage located in the area at the end of the rear garden of the property for storage. Vehicular access is gained to the rear of the property via a shared driveway to the side of the row of Cottages of which No 10 forms part and provides for the parking of one car only.

### TENANCY

A minimum definite term of 6 months.

### REFERENCE REQUIREMENTS

Financial, Character and Employment references will be necessary. Copies of the last three months' Bank Statements are required for each applicant to support the financial referencing. Proof of identity must also be provided for each applicant in the form of either a Valid Passport or a Valid Photocard Driving Licence and an up-to-date utility bill.

### INITIAL PAYMENTS

Processing of Application:- Non-refundable fee (inclusive of VAT) of £100 for a single applicant, £150 for two applicants and a further £75 for each subsequent applicant. If a Guarantor is required a further fee of £75 will be charged. This fee is non-refundable should the applicant be unsuccessful. Preparation of Tenancy Agreement:- £170 inclusive of VAT for a single applicant and £210 for two or more applicants.

Rent:- One calendar month's rent in advance.

Security Deposit:- Equivalent to one calendar month's rent plus £100.

### COUNCIL TAX BAND C

For the period April 2018 to March 2019 - £1,549.38.

### EPC

A full copy of the Energy Performance Certificate is available upon request.

Sheldon Bosley Knight for themselves and for the landlords of the property whose agents they are give notice that these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. The Landlord does not make or give, and neither Sheldon Bosley Knight and any person in this employment has an authority to make or give any representation or warranty whatsoever in relation to this property. Whilst we endeavour to make our particulars accurate and reliable, should there be any point which requires clarification please contact this office. This may be particularly important if you are contemplating travelling some distance to view the property.



## Exceeding the Standard

#### Leamington Spa

29 Denby Buildings  
Regent Grove  
Leamington Spa, CV32 4NY  
Tel: 01926 430555

#### Kenilworth

9 The Square  
Kenilworth  
Warwickshire, CV8 1EF  
Tel: 01926 857595

#### Stratford-upon-Avon

Morgan House, 58 Ely Street  
Stratford-upon-Avon  
Warwickshire, CV37 6LN  
Tel: 01789 292310

#### Shipston-on-Stour

The Corner House, Market Place  
Shipston-on-Stour  
Warwickshire, CV36 4AG  
Tel: 01608 661666

