



Mill House

Coombe Abbey Farm, Coombe Fields Road, Binley CV3 2SX



Description and Location

A very attractive, recently renovated, 4-bedroom barn conversion. The property is set in a beautiful rural location with just a short drive to Coombe Abbey Hotel and Gardens. The property benefits from underfloor heating, and a fitted kitchen. There is an open plan living/dining/kitchen area as well as a separate living room and utility room. Upstairs there are 4 bedrooms with 2 having ensuite shower rooms as well as a large family bathroom. Outside there is a south-west facing patio area and a large garden laid to lawn which wraps round the rear of the property. The property is conveniently located within 6 miles of Coventry city centre and between the M69 and M6 networks. Coventry train station is 6 miles away with direct regular trains into Birmingham and London. The University Hospital is only 4 miles away.

Directions

From the A46 take the Stivichall Interchange and head towards Coventry on the A45, taking the 5th exit to merge onto the A45 (e) towards Rugby. Exit the A45 the M40 take the A46 at the roundabout onto the B4082 and then take the first exit at the next roundabout to merge onto Clifford Bridge Road in approximately 0.5 miles turn left onto Brinklow Road/ B4027, in approximately 2.5 miles turn left onto Coombe Fields Road in 0.5 miles turn left into Coombe Abbey Farm.

Accommodation

Ground floor: Open plan Snug (3.58m x 2.96m), Kitchen and Dining Room (6.40m x 4.78m) with ceramic tiled floors and doors leading out onto the patio and garden. The Kitchen has fitted base and wall units and an electric cooker and ceramic hob. There is space for a freestanding fridge freezer. There is a Utility Room with a low level WC, sink with a range of units and plumbing for a washing machine.

Reception Room: Double glazed windows with dual access.(5.32m x 2.75m)

Bedroom 1: Fitted carpets. Large double glazed windows and sky lights providing a light and airy feel within the room. (5.80m x 4.92m)

Ensuite 1: With ceramic tiled flooring, low level W/C hand basin and shower cubicle.

Bedroom 2: Double glazed windows with skylights. Fitted carpets and a wall mounted radiator. (4.03m x 2.87m)

Bedroom 3: Double glazed windows with a wall mounted radiator and fitted carpets. (5.44m x 2.80m)

Bedroom 4: Double glazed windows with a wall mounted radiator and fitted carpets. (3.29m x 2.72m)

Ensuite 4: With ceramic tiled flooring, W/C, basin and shower cubicle

Bathroom: A double shower cubicle, bath, 'His & Hers' wash hand basins, low level WC, under-floor heating, heated towel rail.

Outside: The property benefits from views over open countryside, there is a south-west facing patio with a garden laid to lawn. There is ample parking for cars with an electric car charging point. The property is fenced and gated with a garden shed .

ALL APPLICANTS SHOULD MAKE A CAREFUL NOTE OF THE FOLLOWING CONDITIONS AS THEY ARE AN IMPORTANT PART OF ENTERING INTO A TENANCY AGREEMENT SHOULD YOUR APPLICATION BE ACCEPTED. The first month's rent and deposit will be required before handing over the keys for occupation. Only a banker's draft, building society counter cheque or Electronic BACS payment will be accepted at this stage. Future rent payments will be required on a standing order basis, unless stated otherwise and full details of the relevant bank account will be made at the appropriate time. A TERM CERTAIN IS FOR A FIXED PERIOD WHICH NEITHER THE LANDLORD NOR TENANT MAY BRING TO AN END BEFORE THE EXPIRY OF THAT TERM OTHER THAN FOR A BREACH OF COVENANT. Successful tenants should keep a copy of these particulars for future reference. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied.

Adkin for themselves, and the Vendors of this property, whose Agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of any offer or contract(2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or the Vendor; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact; (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Vendor does not make or give, and neither Adkin nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Particulars produced: September 2024 Photographs taken: September 2024 Reference: KHB/CTT/7006

Heating & Services

Mains water, air source heating, electric and private drainage. Telephone and broadband available subject to British Telecom regulations, with all costs being the responsibility of the tenant.

Furnishing

To be let unfurnished with floor coverings and oven only. A photographic Schedule of Condition will be taken at the start of the tenancy, with a copy being supplied to the tenant.

Council Tax

Rugby Borough Council: **Council Tax Band G.**

Council Tax Charges for 2024/2025: £3,659.60

Availability & Viewing

The property is available from 12th September 2024. Viewings by appointment only with Adkin.

Telephone: 01235 862888 Email: mail@adkin.co.uk

Tenants

No smokers.

Payment of all outgoings are the responsibility of the Tenant.

Tenancy Costs

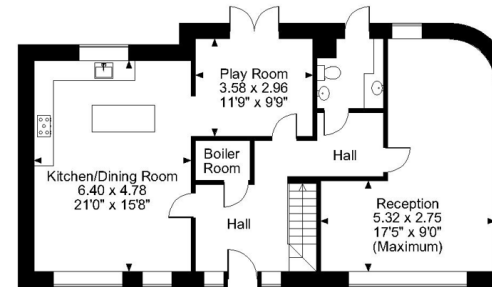
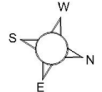
Rent: £2,200 p.c.m.

Deposit: £2,750 (the equivalent of 5 weeks rent)

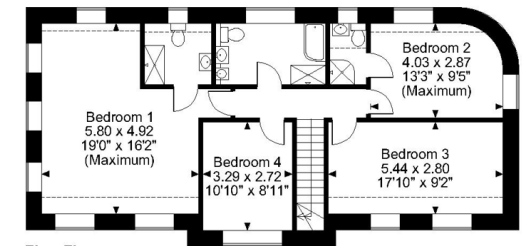
EPC Rating: C



Coombe Abbey Farm, The Mill House, The Mill House, Coombe Fields Road, Coventry
Approximate Gross Internal Area
1807 Sq Ft/168 Sq M



Ground Floor



First Floor



Orpwood House, School Road
Ardington, Wantage
Oxfordshire OX12 8PQ
Telephone: 01235 862888
mail@adkin.co.uk
www.adkin.co.uk

