



**ASSURED  
RESIDENTIAL**

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**79 Coventry Street  
Southam, CV47 0EA**

**£850 Per Month**

A two-storey mid terrace maisonette over commercial premises in the centre of the attractive market town of Southam with its many local amenities and set in the South Warwickshire countryside. The accommodation comprises entrance hall, kitchen with modern white gloss units and built in electric hob and oven and living room on the first floor with three bedrooms and bathroom with thermostatic shower on the second floor. The property has traditional central heating radiators powered by a modern Electric Flow boiler system and is fully double glazed. An allocated parking space is available in the car park to the rear. Offered on an UNFURNISHED basis and AVAILABLE EARLY DECEMBER.

The property is situated over The Co-Operative Funerals branch and is accessed by a shared stairs/walkway from the car park to the rear.

### ENTRANCE HALL

A hardwood effect uPVC half glazed entrance door opens into a lobby and further door into the hallway with doors off to the kitchen and living room and stairs to the second floor.

### KITCHEN

12'3" x 9'1" (3.73m x 2.77m)



Having a modern range of white gloss units with inset electric hob and built in electric oven and spaces for a fridge/freezer and washing machine (not provided). uPVC double glazed window to the rear, central heating radiator and vinyl flooring. There is a substantial under stairs storage space.

### LIVING ROOM

14'9" to chimney x 10'4" (4.50m to chimney x 3.15m)



Having a large uPVC framed double glazed window to the front, central heating radiator and grey carpet.

### STAIRS/LANDING

### FRONT BEDROOM 1

7'8" x 10'4" (2.34m x 3.15m)



Having a uPVC framed double glazed window to the front, central heating radiator and grey carpet.

### FRONT BEDROOM 2

8'0" x 7'4" (2.44m x 2.24m)



Having a uPVC framed double glazed window to the front, central heating radiator and grey carpet.



## REAR BEDROOM

9'0" x 9'2" (2.74m x 2.79m)



Having a uPVC framed double glazed window to the rear, central heating radiator and grey carpet. A built in cupboard houses the Heatrae Sadia Combined Electric boiler/hot water cylinder

## BATHROOM

6'7" x 5'11" (2.01m x 1.80m)



Having a white suite comprising bath with Thermostatically controlled shower over, close coupled WC and wall hung basin with Monobloc chrome mixer tap. Central heating radiator and vinyl flooring.

## REAR ELEVATION

## PARKING

One allocated space available in the car park to the rear. Electric charging bays are also available in the car park subject to the supplier's terms.

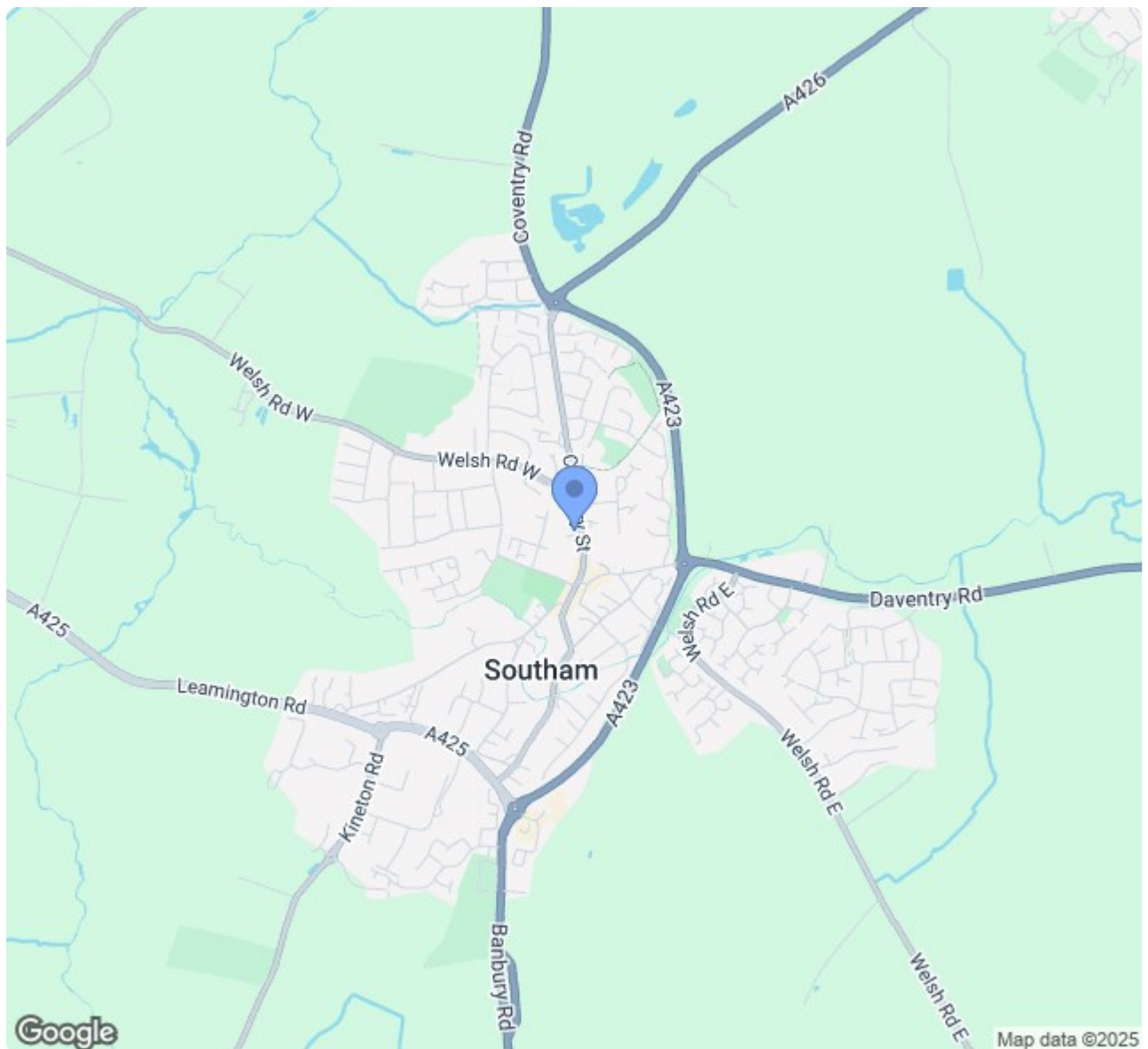
## COUNCIL TAX

Band B with Stratford District Council

## DEPOSIT

A Security Deposit of £850 in addition to the first month's rent will be payable prior to the start of the tenancy.





### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>64</b>                  | <b>70</b> |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.