

TO LET ON AN ASSURED SHORTHOLD TENANCY

**A DETACHED PERIOD COTTAGE LOCATED IN A
POPULAR AND PEACEFUL VILLAGE WITH WONDERFUL VIEWS**

DINGLE VIEW

WALCOTE, NR. ALCESTER WARWICKSHIRE B49 6LZ



**Kitchen * Dining Room * Sitting Room * Utility Room
Three Bedrooms * Bathroom * Garage & Office**

Available Early November 2024

RENT: £2250 PER CALENDAR MONTH EXCLUSIVE

Viewing Arrangements: Strictly By Appointment through the Sole Agents
G Herbert Banks Telephone 01299 896 968



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Approximate Distances: -

Alcester – 2½ Miles * Stratford upon Avon – 4¼ Miles

SITUATION & DIRECTIONS

From Alcester take the A46 heading east towards Stratford upon Avon. After approximately one mile you will see a left hand turn signposted to Lower Barn Buildings. Take this left turning and after a short distance you will find a right hand turning off a sharp left hand bend, take this right hand turning and continue for a short while longer. You will pass the village of Haselor before entering the village of Walcote. On driving through the village you will come to a sharp left hand bend off which there is a right hand turning onto a track. Take this track and the property will be found on your right hand side with a tarmac drive and parking area.

A location plan is incorporated within these letting particulars.

DESCRIPTION

An attractive brick and stone detached cottage with pleasant living accommodation benefiting from central heating and recently installed uPVC double glazed windows throughout. The accommodation is described in more detail as follows:

Entrance door to an enclosed porch with a further door leading into a small hallway with doors off to the

KITCHEN 11'7 x 7'3 Having a range of fitted kitchen units and worktops incorporating an electric double oven, four ring LPG hob and sink with mixer tap. Door to the walk in **PANTRY** with shelving and housing the oil fired Worcester central heating boiler.

DINING ROOM 14'2 x 13'8 Having a dual aspect to the front and rear of the property and with a fireplace housing an LPG fire. Stairs lead to the first floor with under stair storage cupboard. Front entrance door to garden and door through to the

SITTING ROOM 14'11 (into bay) x 14'3 The fireplace has an LPG fire. With dual aspect to the front and side with large side bay window.

BATHROOM The bathroom comprises a white suite of a WC, basin, bidet, and bath with shower over.

On the first floor: -

BEDROOM ONE 12'5 x 10'7 having a dual aspect, built in wardrobe and built in storage cupboard.

BEDROOM TWO 12'8 x 8'1 Having a dual aspect and with built in wardrobes.

BEDROOM THREE 9'5 x 5'10 having built in wardrobes and drawer units.

OUTSIDE

GARAGE AND OFFICE BUILDING This is a modern timber clad building which is split into two rooms one being for the **GARAGE/WORKSHOP** and the other being for an **OFFICE** measuring 15'9 x 11'9.

GARDEN The property has attractive gardens with lawned areas, a paved patio and well stocked flowerbeds There are wonderful far reaching views from the garden across to the neighbouring countryside.

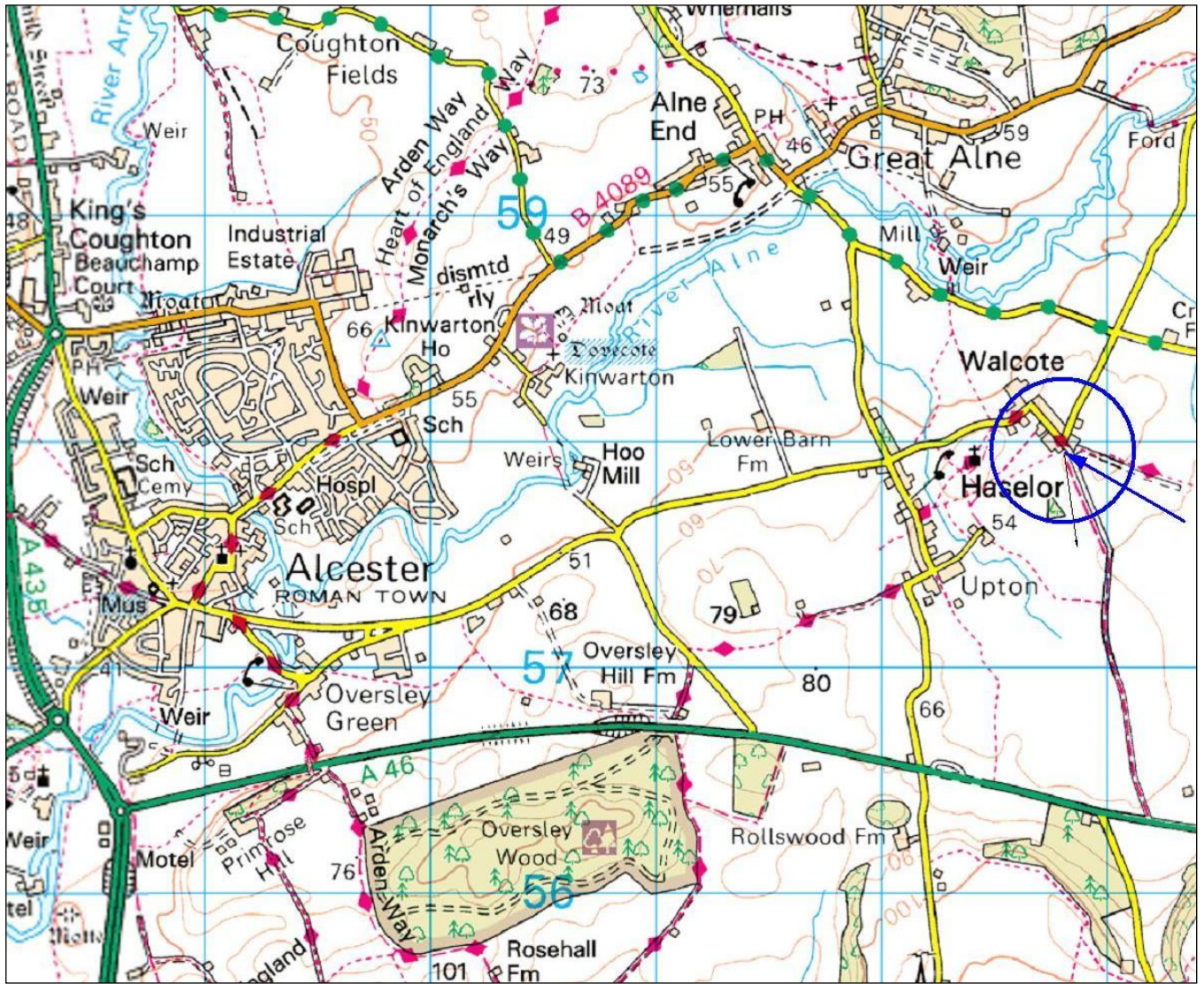
SERVICES Mains water, drainage and electricity are connected to the property. Oil fired central heating. Hot water by immersion heater. LPG fires and hob.

LOCAL AUTHORITY Stratford District Council – Tel. 01789 267 575.

TENANCY An Assured Shorthold Tenancy for an initial period of six months. A longer term Tenancy may be available subject to negotiation.

OUTGOINGS The Tenant will be responsible for all outgoings connected with the property including Council Tax, electricity and telephone (if connected). The Tenant will be solely responsible for informing the relevant authorities that they are responsible for paying bills and have the relevant accounts placed in their own names. Any fines or additional charges incurred for failure to do this will be the responsibility of the Tenant.

RENT AND DEPOSIT The Rent will be **£2250** per calendar month, payable monthly in advance. A deposit of **£2596** is also required and will be held by the Landlord or his Agent for the duration of the Tenancy.



Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

