

NARROW HALL MEADOW, WARWICK CV34 6DR



A WELL PROPORTIONED TWO BEDROOM COACH HOUSE ON THE POPULAR CHASE MEADOW DEVELOPMENT WITH SINGLE GARAGE AND PARKING SPACE. INTERNAL VIEWING STRONGLY RECOMMENDED.

- **TWO DOUBLE BEDROOMS**
 - Living/Dining Room
- **FULLY FITTED KITCHEN with appliances**
 - Master with En-Suite
 - Family Bathroom
- **PARKING & SINGLE GARAGE**
- **Easy Access to Warwick, A46 and M40**
 - "Smart" heating
- **Current EPC Rating: 71 (C)**

2 BEDROOMS

£1,075 PCM

A well proportioned TWO DOUBLE BEDROOM coach house on the popular Chase Meadow development.

Open plan kitchen / lounge / dining space, with buckets of natural light. Two double bedrooms, one with en-suite shower room and a full family bathroom, plenty of storage, with a large garage, which you could actually park a car in! further storage room to the rear of the garage, & off street parking.

Located very close to supermarket, pharmacy, local pub and dining options, all within walking distance.

Immediately available.

Access to the property is via it's own front door which leads into:

Ground Floor Hallway

With stairs leading up to:

Landing

With door to storage cupboard

Living/Dining Room 17'1" x 12'5" (5.21 x 3.79)

Two windows to the front. Open doorway to kitchen

Kitchen 10'8" x 6'1" (3.26 x 1.87)

Window to side and rear. Fridge/freezer, washing machine, dishwasher, gas hob electric oven, extractor over.

Bathroom

White suite; low level WC, pedal wash hand basin, bath. Window to rear (obscure). Built in medicine cabinet

Bedroom Two 11'5" x 8'7" (3.49 x 2.64)

Two windows to the front

Bedroom One 8'9" x 14'9" (2.68 x 4.5)

Window to front, door to:

En-Suite Shower Room

Wash hand basin, shower cubicle. Obscured glazed window to rear

Outside

Garage and driveway to front

Lettings Disclaimer

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Rent

The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x 12 / 52 x 5 eg £1000 x £12000 / 52 = £230.77 x 5 = £1153.85).

Holding Deposit

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

Tax Band

Council Tax Band "C" from Warwick District Council

Exterior



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC