

STEPPING STONES

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BRIDGE STREET, FENNY COMPTON, WARKS, CV47 2XY

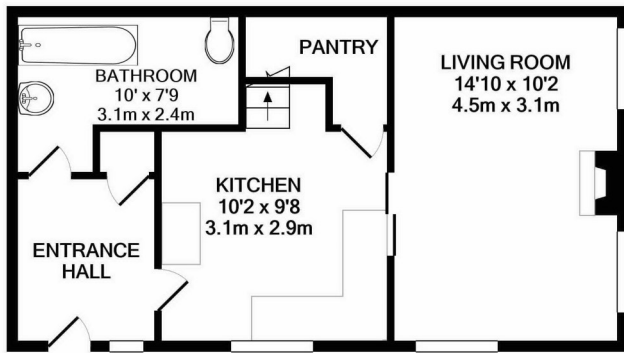
£1,100pcm



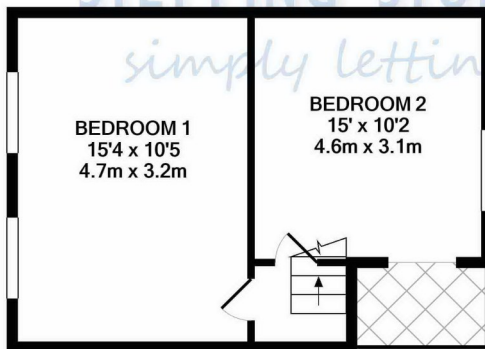
We are delighted to present this period two bedroom cottage situated in the heart of Fenny Compton, a beautiful village located eight miles from Banbury and twelve miles from Leamington Spa. EPC Rating: Exempt. **Available: 9th September.**

WATER RATES INCLUDED WITHIN THE MONTHLY RENT

- 2 Bedrooms
- 1 Bathroom
- Village location
- Oil fired heating
- Character features
- Single garage



GROUND FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 285 SQ.FT.
(26.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 679 SQ.FT. (63.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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BEDROOM ONE: 15'9 x 10'6 Two windows to front aspect. Wall lights and exposed beams.

BEDROOM TWO: 10'4 x 9'7 Window to rear aspect. Large built in wardrobe.

LANDING & STAIRS: Stripped antique boards and stairs leading down to kitchen.

LOUNGE: 14'3 x 10'3 Two windows to front aspect and one window to side aspect. Feature brick built fireplace. Stripped and varnished board flooring.

KITCHEN: 9'7 x 10'8 Window to side aspect. Tiled flooring. A range of white wall mounted and floor fitted units with contrasting black worktops over. Four ring electric hob with electric double oven below. Oil boiler. Large built in pantry.

ENTRANCE HALLWAY: Front door to side aspect. Tiled flooring. Large built in storage cupboard.

BATHROOM: Tiled flooring. White suite comprising bath with shower off taps, wash hand basin and w/c.

HEATING: Oil fired heating.

PARKING: Single garage and one additional parking space in the courtyard.

GARDEN: No outdoor space, no garden

COUNCIL TAX: Band C

REFERENCE: 479

RENT: £ 1,100.00

TOTAL DEPOSIT: £ 1,269.23

HOLDING DEPOSIT: £ 253.84

Holding deposit is payable when the application is made and is deducted from the initial rent if the application is successful.

Please Note: This is **non-refundable** should any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Important Notice Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stepping Stones have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floorplans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the letting.

