

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA

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**BALDWINS LANE, UPPER TYSOE, WARKS, CV35 0TX**

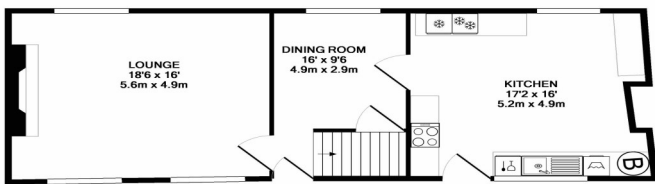
**£1,375pcm**



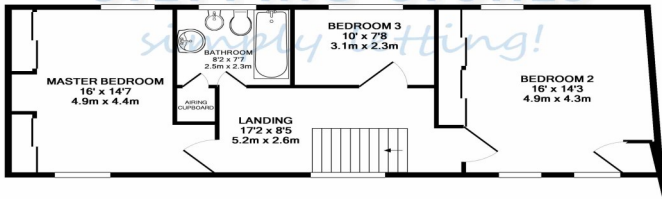
An appealing three bedroom period cottage set in the centre of this popular picturesque village, which is situated between, Stratford Upon Avon, Banbury and Leamington Spa. The property benefits from having character features, two allocated car parking spaces and a large outdoor shed with power and light.

**EPC Rating: E. Available: 10th December.**

- 3 Bedrooms
- 1 Bathroom
- Oil fired heating
- Character features
- Village location
- Pets considered



GROUND FLOOR  
APPROX. FLOOR  
AREA 709 SQ.FT.  
(65.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 718 SQ.FT.  
(66.7 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1427 SQ.FT. (132.6 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, gardens and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2017)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

RENT: £ 1,375.00  
TOTAL DEPOSIT: £ 1,586.53  
HOLDING DEPOSIT: £ 317.30

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).

**ENTRANCE HALL:** Door to front aspect. Stairs leading to first floor.

**BEDROOM ONE:** 16' x 14'7 Window to front and rear aspect with large built in wardrobes.

**BEDROOM TWO:** 16' x 14'3 Window to front aspect with built in cupboard.

**BEDROOM THREE:** 10' x 7'8 Window to rear aspect.

**BATHROOM:** Window to rear aspect. Suite comprising bidet, low level w/c, wash hand basin and bath with shower over.

**LANDING:** Large open landing with windows to front aspect.

**DINING ROOM:** 16' x 9'6 Windows to front aspect, step leading to hallway.

**LOUNGE:** 18'6 x 16' Dual aspect windows, period features and inglenook fireplace.

**KITCHEN:** 17'2 x 16' With range of wooden floor and wall mounted units. Built in four ring electric hob with electric double oven below and extractor hood above. Integrated under counter fridge and freezer. Washing machine and dishwasher. Dual aspect windows and stable style back door.

**GARDEN:** Open front garden with a large shed with power and light.

**HEATING:** Oil fired central heating

**PARKING:** Allocated car parking for two vehicles

**COUNCIL TAX:** Band E

**EPC RATING:** E

**REFERENCE:** 542

**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.

