



## TO LET UNFURNISHED

A ONE BEDROOM END TERRACED HOUSE CONVENIENTLY SITUATED IN THE CENTRE OF THE VILLAGE

RENT: £750.00 pcm

DEPOSIT: £836.53

HOLDING DEPOSIT: £173.07

NO TENANT APPLICATION FEES

- Porch
- Living Room
- Kitchen
- Bedroom
- Bathroom
- Enclosed Garden
- Off-Street Parking
- EPC Band E

KINETON  
£750 PCM

## 32 BATTLE COURT KINETON CV35 0LX

11 miles from Stratford-upon-Avon  
11 miles from Warwick & Leamington Spa  
3.5 miles from Junction 12 of the M40 Motorway at  
Gaydon

### ONE BEDROOM MODERN VILLAGE HOUSE WITH COURTYARD GARDEN AND PARKING SPACE

Viewing strictly by appointment  
Tel: 01926 640 498  
lettings@colebrookseccombes.co.uk

## OUTSIDE

The enclosed rear garden is hard landscaped with flowerbeds to boundaries. Pedestrian gate returns to the street where No. 32 has one allocated parking space.



**Kineton** is a small South Warwickshire town situated 11 miles from Banbury, Stratford-upon-Avon, Warwick and Leamington Spa. There are several shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, two public houses, sports clubs and primary and secondary schools.

**32 Battle Court** comprises an end terraced two storey brick and tiled townhouse in the centre of the village near to the village hall. It benefits from double glazing to the ground floor, and night storage heaters.

### THE GROUND FLOOR

**Porch** with meter and storage cupboard. **Living Room** 17'9" max x 15'9" max (5.41m max x 4.80m) with double doors opening to the South facing courtyard garden. Understairs cupboard. Opening to: **Kitchen** 7'9" x 6' (2.36m x 1.83m) with range of fitted wall and floor units, ceramic tiled floor, plumbing for washing machine, space for under counter fridge. Built in electric oven and hob with extractor hood over. Window to rear.

### THE FIRST FLOOR

**Landing** with built in bunk beds, storage and airing cupboard with hot water cylinder. **Bedroom** 10'9" x 9'0" (3.28 m x 2.74m) double aspect with built in wardrobes. **Bathroom** part tiled with panelled bath with electric shower over, wc and pedestal washbasin.

### GENERAL INFORMATION

#### Directions

From Kineton village centre proceed North along Southam Street taking the first turning on the right down the narrow lane into Mill Street. Battle Court will be found on the Left hand side and the property will be found on the Right hand side identified by our To Let board.

What3Words:

///cocktail.prefer.laughs

#### Services

Mains water, electricity, and drainage are connected to the property.

#### Council Tax

Payable to Stratford District Council.

Listed in Band B

#### Energy Performance Certificate

Current: 52

Potential: 81

Band: E

#### Tenancy

32 Battle Court is available to let on an Assured Shorthold Tenancy for an initial period of six to 12 months at a rent of £750 per calendar month exclusive of outgoings including council tax (Band B), telephone, water and drainage, electricity, gas charges, etc.

#### Deposit

Before taking up residence a Tenant will be required to pay a deposit of a minimum of one and a half month's rent and to sign an Assured Shorthold Tenancy Agreement.

### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

CS1574/27.08.2024