



## TO LET UNFURNISHED

A BRAND NEW SEMI-DETACHED HOUSE  
WITH ENCLOSED GARDEN AND PARKING

HOLDING DEPOSIT: £311.53  
RENT: £1350.00 pcm  
DEPOSIT: £1557.69

NO TENANT APPLICATION FEES

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Guest WC
- Two Double Bedrooms
- Ensuite Bathroom
- Ensuite Shower Room
- Garden
- Off-Street Parking
- EPC Band C

KINETON  
£1350 PCM

## 48 ADMIRAL COWAN WAY KINETON WARWICKSHIRE CV35 0QG

11 miles from Stratford upon Avon, Banbury, Warwick & Leamington Spa. 3.5 miles from M40 J12 at Gaydon

### A BRAND NEW SEMI-DETACHED HOUSE WITH ENCLOSED GARDEN AND PRIVATE PARKING.

Viewing strictly by appointment

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**Kineton** is a rural South Warwickshire village 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, bakery, public house, post office and two general stores, sports clubs and primary and secondary schools.

**48 Admiral Cowan Way** comprises a brand new build two storey semi-detached house, finished to a high standard by Morris Homes. The property is available immediately.

#### THE GROUND FLOOR

**Entrance Hall** with wood effect flooring. **Guest WC** double aspect to front and side, fitted with close couple WC, corner wash hand basin and towel radiator. **Sitting Room** 5.81m x 3.95m (19' x 12'11") outlook to the front of the property, staircase to first floor with built-in under stairs storage cupboard. Opening continues to **Kitchen/ Dining Room** 4.84m x 2.78m (15'10" x 9'1") fitted to one end with a range of matching grey kitchen units under U-shaped granite effect worktop to three walls. Inset stainless steel 1½ bowl single drainer sink unit with mixer tap. Inset five ring gas hob with matching stainless steel extractor hood over. Range of built-in drawers and cupboards under, integrated dishwasher and washing machine, built-in high-level oven with separate microwave over and integrated fridge with separate freezer. Outlook to the rear of the property with double doors opening to rear garden.

#### THE FIRST FLOOR

**Landing** with access to loft space and built-in storage cupboard. **Bedroom One** 4.56m x 2.74m (14'11" x 8'11") outlook to the rear of the property. **Ensuite Shower Room** fitted with large walk-in shower with glazed screen, close coupled WC, pedestal wash hand basin, towel radiator, extractor fan and obscured

glazed window to rear. **Bedroom Two** 4.12m x 2.53m (13'6" x 8'3") outlook to the front of the property with connecting door. **Bathroom** fitted with panelled bath with glazed shower screen and electric shower over, close coupled WC, pedestal wash hand basin, towel radiator, extractor fan and double aspect to front and side.

#### OUTSIDE

To the front of the property, a small ornamental lawn with low-level hedge has a paved pathway leading to front door with outside light. To the side of the property a driveway provides private off-road parking and leads to a pedestrian gate which opens to the enclosed south facing rear garden. Paved patio adjoining the double doors from the Kitchen/Dining Room. Outside water supply.

#### GENERAL INFORMATION

Directions: CV35 0QG

From our office in the centre of Kineton, proceed West along the Warwick Road to the outskirts of the village where Admiral Cowan Way will be found on the right-hand side. The property will be found on the right hand side identified by our "To Let" board.

What3 Words ///fires.wiping.obstruct

#### Services

Mains water (metered), drainage and electricity are connected to the property. Ofcom Broadband availability: Superfast. Ofcom Mobile coverage: 3, EE, O2 & Vodafone.

#### Council Tax

Payable to Stratford District Council. Listed in Band D

#### Energy Performance Certificate

Current: 77 Potential: 91 Band: C

#### Tenancy

The property is available to let for a period of six months at a rent of £1350 per calendar month exclusive of council tax, water rates, electricity, telephone, internet and gas charges.

#### Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Shorthold Tenancy Agreement.

#### Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

#### 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.

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