



## TO LET UNFURNISHED

A DETACHED THREE BEDROOM HOUSE SITUATED A SHORT DISTANCE FROM THE TOWN CENTRE IN A QUIET CUL-DE-SAC

RENT: £1 390.00 pcm  
 DEPOSIT: £1 603.84  
 HOLDING DEPOSIT: £320.76

NO TENANT APPLICATION FEES

- Entrance Porch
- Living Room
- Dining Kitchen
- Three Bedrooms
- Bathroom
- Single Garage
- Driveway
- Enclosed rear garden
- EPC Band D

SHIPSTON ON STOUR  
 £1 390 PCM

## 23 OLDBUTT ROAD SHIPSTON-ON-STOUR CV36 4EG

11 miles from Stratford upon Avon  
6 miles from Moreton in Marsh  
15 miles from Warwick (M40 J15) and Banbury (M40 J11)

### A DETACHED THREE-BEDROOM HOUSE SITUATED A SHORT DISTANCE FROM THE TOWN CENTRE IN A QUIET CUL-DE-SAC

Viewing strictly by appointment

Tel: 01926 640 498  
lettings@colebrookseccombes.co.uk

**Shipston-on-Stour** is a former market town situated in South Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and surrounding villages. The larger shopping centres of Stratford-upon-Avon, Banbury and Oxford are nearby. Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively. There are main line stations at Moreton in Marsh and Banbury, with train services south to Oxford and London respectively.

**23 Oldbutt Road** is a well-presented detached house situated in a quiet location. The property offers well-proportioned accommodation which benefits from UPVC double-glazing and gas-fired heating. The large reception room has a coal effect gas fire, and the Kitchen Dining Room spans the full width of the property.

#### THE GROUND FLOOR

**Entrance Porch.** **Living Room** 14'6" x 12'6" (4.42m x 3.81m) approx. with fireplace, bay window and door to: **Dining/Kitchen** 15'10" x 10'01" (4.80m x 3.05m) approx. with a range of base and wall cupboards plumbing and space for washing machine, double electric oven with four ring gas hob over, extractor hood, integrated fridge, integrated dishwasher, windows and patio doors to garden, side door to passage.

#### THE FIRST FLOOR

**Landing** with airing cupboard and access to loft space. **Bedroom One** 12'9" x 8'3" (3.89m x 2.52m) approx. with built-in wardrobe **Bedroom Two** 9'1" x 10'3" (2.79m x 3.12m) approx. **Bedroom Three** 9'3" x 7'3" (2.52m x 2.67m) approx. **Bathroom** with bath, shower over, shower screen, wash hand basin, WC and radiator.

#### OUTSIDE

To the front the garden is mostly to lawned with small border and beds, a tarmacadam driveway for off-road parking leading to. **Single Garage** with power and light connected. The rear garden has a paved area and is mostly laid to lawn with flower and shrub borders. Garden shed.

#### GENERAL INFORMATION

##### Directions

From the centre of Shipston on Stour take the A3400 south for Oxford. After about 3 miles take the second turning left by a gate lodge signposted to Cherington and Stourton. On entering the village of Cherington, continue for about 500 yards, and the driveway into The Leys is on the right.

What3Words:

///unlimited.ranged.coins

##### Services

Water, mains gas, drainage and electricity are connected to the property. The central heating system is an gas fired boiler. Ofcom Broadband availability: Ultrafast. Ofcom Outdoor Mobile coverage likely: 3, EE, O2 & Vodaphone.

##### Council Tax

Payable to Stratford District Council.

Listed in Band D

##### Energy Performance Certificate

Current: 53 Potential: 68 Band: E

##### Tenancy

The property is available to let for a period of six to twelve months at a rent of £1390 per calendar month exclusive of council tax, water rates, telephone, gas and electricity 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.

CS-S759/09.10.2024