



TO LET UNFURNISHED

A THREE BEDROOM TOWNHOUSE
SITUATED A SHORT DISTANCE FROM THE
TOWN CENTRE WITH PRIVATE PARKING

RENT: £1200.00 pcm
DEPOSIT: £1384.61
HOLDING DEPOSIT £276.92

- Entrance Hall
- Living Room
- Kitchen
- Cloakroom
- Three Bedrooms
- Bathroom
- Courtyard Garden
- Off-Street Parking
- EPC Band C

SHIPSTONON STOUR
£1200 PCM

2 DARLINGSCOTE ROAD SHIPSTON-ON-STOUR CV36 4DS

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

A THREE BEDROOM HOUSE A SHORT DISTANCE FROM THE TOWN CENTRE WITH PRIVATE PARKING

Viewing strictly by appointment
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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 a number of surrounding villages. The larger centres of Stratford-upon-Avon, Banbury and Oxford are accessible. 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.

2 Darlingscote Road is a well-presented semi-detached house situated within easy walking distance of the town centre. The house is constructed of brick under a slate roof, and benefits from double glazing and gas fired heating.

THE GROUND FLOOR

Entrance Hall with tiled floor and cupboard under stairs, stairs rise to the first floor and window to side. **Guest WC** with WC and wash hand basin. **Living Room** 4.50m x 4.12m (14'9" x 13'6") with gas fire, tiled hearth and timber mantelshelf over. Double aspect with glazed double doors to rear garden. **Kitchen** 2.97m x 2.90m (9'9" x 9'6") with range of fitted units with drawers and cupboards under and over, gas hob and electric oven, stainless steel sink, Worcester gas fired boiler, plumbing for washing machine. Double aspect and glazed door to garden.

THE FIRST FLOOR

Landing. **Bedroom One** 4.12m x 3.12m (13'6" x 10'3") Double aspect to front and rear. **Bedroom Two** 4.57m x 3.28m (15'0" x 10'9") double aspect to front and rear. **Bedroom Three** 2.59m x 2.29m (8'6" x 7'6") outlook to front. **Bathroom** with panelled bath and shower attachment, pedestal wash basin and WC, window to rear.

OUTSIDE

Vehicle access though an archway provides private parking for two vehicles and pedestrian gate opening to courtyard garden. Outside lighting.

GENERAL INFORMATION

Directions:

CV35 4DS

From the centre of the town, proceed South out of the High Street and turn right onto the B4035 West Street. Proceed past the Veterinary centre and take the next turning on the right into Darlingscote Road where the property will be found on the Right-hand side identified by our To Let board.

What3Words //deals.hampsters.hindered
Services

Mains water, gas, drainage and electricity are connected to the property. Central heating is by Gas fired boiler in the kitchen. 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: 75 Potential: 87 Band: C

Tenancy

The property is available to let for an initial period of six or twelve months at a rent of £1200 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, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events. NB the neighbouring property has pedestrian access in the driveway to their rear garden.

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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