



TO LET UNFURNISHED

A WELL-PRESENTED TWO DOUBLE
BEDROOM PERIOD COTTAGE LOCATED
IN THE CENTRE OF THE VILLAGE

HOLDING DEPOSIT: £265.38
RENT: £1150.00 pcm
DEPOSIT: £1326.92

NO TENANT APPLICATION FEES

- Entrance Hall
- Kitchen
- Living Room
- Two Bedrooms
- Shower Room
- Courtyard Garden
- EPC Band E

KINETON
£1150 PCM

1 OLD SCHOOL COTTAGES SOUTHAM STREET KINETON WARWICKSHIRE CV35 0JN

11 miles from Stratford upon Avon, Banbury, Warwick & Leamington Spa. 3½ miles from M40 J12

A WELL-PRESENTED TWO DOUBLE BEDROOM PERIOD COTTAGE IN THE CENTRE OF THE VILLAGE

Viewing strictly by appointment

Tel: 01926 640 498
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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, public house, sports clubs and primary and secondary schools.

Located in the centre of the village and forming part of the old village school **1 Old School Cottages** comprises a well presented two-storey character home with features including stone mullion windows and exposed beams. The contemporary fitted Kitchen includes a range of integrated appliances and to the first floor two double Bedrooms share a Shower Room.

THE GROUND FLOOR

Entrance Hall with tiled floor and staircase rising to first floor. **Kitchen** 4.65m x 2.53m (15'2"x8'3") fitted with a range of matching white gloss kitchen units under granite effect worktops, including stainless steel single bowl single drainer sink with mixer tap, space and plumbing for washing machine, inset four ring electric hob with single electric oven under and extractor hood over. Integrated fridge and separate freezer, matching wall cupboards over, tiled splashback, tiled floor, understairs storage cupboard, outlook to the side of the property and glazed double doors opening to rear courtyard. **Living Room** 6.00m x 2.90m (19'8"x9'6") ornamental fireplace with slate hearth, outlook to the front of the property and glazed double doors opening to courtyard garden.

THE FIRST FLOOR

Landing with roof light window. **Bedroom One** 3.88m x 3.62m (12'8"x11'10") outlook to the side of the property. **Bedroom Two** 4.56m x 2.60m (14'11"x8'6") outlook to the front of the property. **Shower Room** fitted with corner shower cubicle with

glazed sliding doors, wash hand basin set to vanity unit with storage under, close coupled WC, tiled floor, roof light window, towel radiator and built-in cupboard.

OUTSIDE

To the rear of the property a small courtyard provides outdoor seating space and is laid to paving with electric light. On street parking. No permit required.

GENERAL INFORMATION

Directions: CV35 0JN
From Kineton village centre, proceed North into Southam Street, passing the village bakery, where the property will be found a short distance further on the left-hand side, set back from the street and identified by our To Let board.
What3 Words ///contracts.email.gravest
Services
Mains water, drainage and electricity are connected to the property. Ofcom Broadband availability: Superfast. Ofcom Outdoor Mobile coverage Good: 3, EE, O2 & Vodafone.
On street parking, no permit required.
Council Tax
Payable to Stratford District Council. Listed in Band D
Energy Performance Certificate
Current: 41 Potential: 85 Band: E
Tenancy
The property is available to let for a period of six months at a rent of £1150 per calendar month exclusive of council tax, water rates, electricity, telephone, internet 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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