



TO LET UNFURNISHED

AN ATTRACTIVE MID-TERRACE PERIOD COTTAGE SITUATED IN A POPULAR VILLAGE WITH ENCLOSED GARDEN AND OFF-ROAD PARKING.

RENT: £1250.00 pcm
DEPOSIT: £1442.30
HOLDING DEPOSIT £288.46

NO TENANT APPLICATION FEES

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Three Bedrooms
- Bathroom
- Enclosed Rear Garden
- Off-Street Parking
- EPC Band E

STOURTON
£1250 PCM

**BANK COTTAGE
WHICHFORD ROAD
STOURTON
WARWICKSHIRE
CV36 5HQ**

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

**AN ATTRACTIVE MID-TERRACE
PERIOD COTTAGE SITUATED IN A
POPULAR VILLAGE.**

Viewing strictly by appointment
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Stourton is an attractive and popular village set in the undulating South Warwickshire countryside close to the North Oxfordshire and North Gloucestershire borders, and on the edge of the Cotswold Hills. Stourton adjoins the neighbouring village of Cherington where there is a fine Parish Church, the Cherington Arms village Inn and a village hall. The local market towns of Shipston on Stour, Moreton in Marsh and Chipping Norton are easily accessible together with the larger centres of Banbury and Stratford upon Avon.

Bank Cottage comprises a mid-terrace period cottage located within easy reach of the village facilities and set back in a slightly elevated position above Whichford Road. Features within the property include exposed beams and timbers together with an open fireplace.

THE GROUND FLOOR

Entrance Hall. 4.41m x 1.90m max. (14'6 x 5'11) with parquet floor and stairs to first floor. **Sitting Room** 4.41m x 3.27m (14'6 x 10'9) with open fireplace with stone surround and hearth, exposed beams and timbers. **Kitchen/Dining Room** 3.45m x 3.20m (11'4 x 10'6) with 1 1/2 bowl stainless steel sink unit with fitted cupboard under, plumbing for dishwasher, fitted base units with work surfaces over, built-in electric oven with four-ring electric hob over. **Utility Room** 3.14m x 2.48m (10'4 x 8'2) with oil-fired boiler for central heating and hot water, plumbing for washing machine and ceramic tiled floor.

THE FIRST FLOOR

Landing airing cupboard with insulated hot water cylinder with electric immersion heater. **Bedroom One** 3.40m x 3.14m max. (11'2 x 10'4) with built-in cupboard, outlook to front.

Bedroom Two 4.41m x 2.69m (14'6 x 8'10) max. with built-in single wardrobe, outlook to front. **Bedroom Three** 3.17m x 1.90m (10'5 x 6'3) with outlook to the rear. **Bathroom** with panelled bath, WC, wash hand basin and window to rear.

OUTSIDE

The gardens are situated to the front and back of the cottage. To the front are principally lawned, open and slope down to the street. The back garden is enclosed. Paved patio with steps lead up to lawn with timber garden shed. Situated a short distance from Bank Cottage are two allocated off-road car parking spaces.

GENERAL INFORMATION

Directions

From the village hall head east for Brailes and after about 400 yards turn right signposted for Whichford. Bank Cottage is situated on the left identified by our To Let board.

What3Words

///royal.divisble.tractor

Services

Electricity, water and drainage are connected to the property. Oil-fired boiler for central heating and hot water.

Ofcom checker: Broadband – Ultrafast. External Mobile coverage: Limited – EE, O2, 3, Vodafone

Council Tax

Payable to Stratford District Council. Listed in Band C

Energy Performance Certificate

Current: 53 Potential: 68 Band: E

Tenancy

Bank Cottage, Stourton is available to let for a minimum period of twelve months at an initial rent of £1250 per calendar month. This rent is exclusive of outgoings.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of equivalent to 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.

NB- The property is Landlord managed

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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