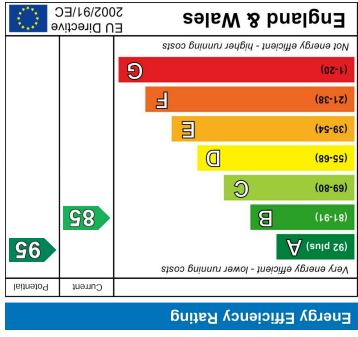
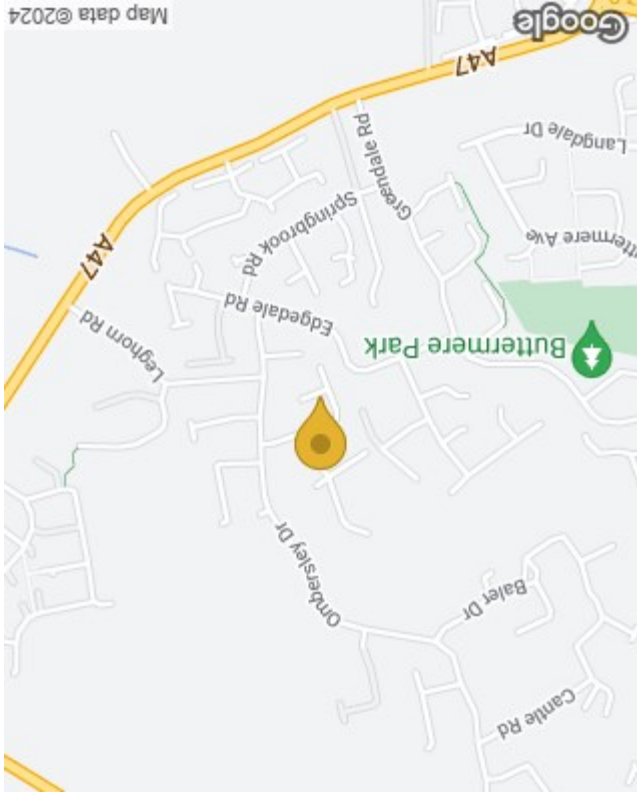


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

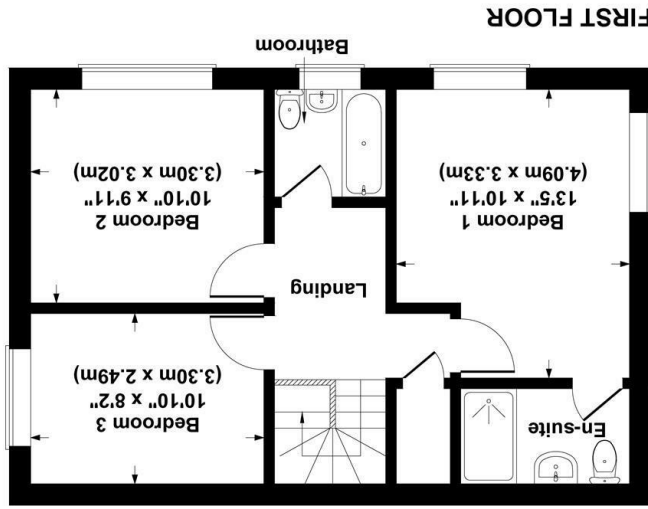
Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.



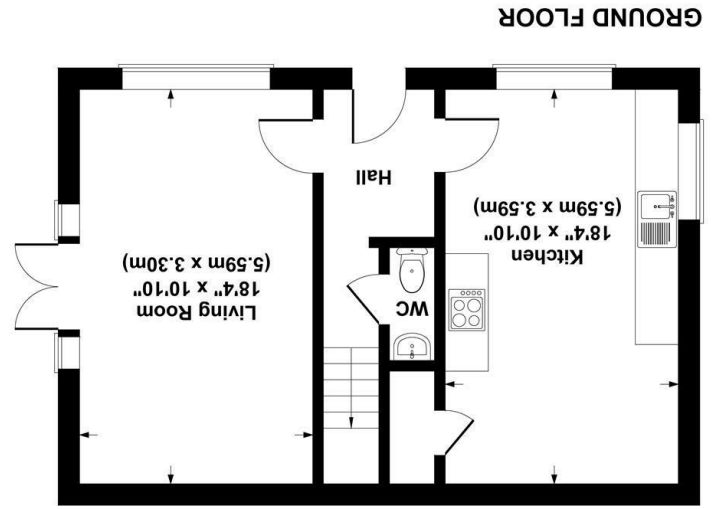
Energy Efficiency Rating Graph



Area Map



Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



GROUND FLOOR

FIRST FLOOR

Wynadotte Lane
 Approximate Area = 1021 sq ft / 94.8 sq m



Floor Plan



20 Wynadotte Lane
 Nuneaton, CV11 6XS

£1,400 Per Calendar Month



20 Wynadotte Lane

Nuneaton, CV11 6XS

Welcome to Wynadotte Lane - a charming location for this stunning new build detached house! Built in 2024, this property is brand new, offering you the opportunity to be the first to make it your own.

The property benefits from gas central heating, double glazing & boasts a modern design. To the first floor, hallway with downstairs w.c, dual aspect lounge with patio doors leading to the enclosed rear garden; modern fitted kitchen/diner with a range of matching base and wall units, integrated oven, hob, extractor, fridge/freezer and dishwasher. There is also space for a washing machine, plus an under stairs storage cupboard. To the first floor there are 3 bedrooms, the main bedroom having en-suite shower room and the family bathroom with white suite and shower over the bath. Externally there is a single garage, driveway and enclosed rear garden.

No pets. Council tax band - TBA. EPC Rating - B.

RENT - £1400.00 *SECURITY DEPOSIT - £1615.00* *HOLDING DEPOSIT - £323.00*



Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.