



TAILOR MADE  
SALES & LETTINGS



## 5 Coundon Street

Coundon, Coventry, CV1 4AS

£450 Per Month



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## Property Overview

Tailor Made Sales & Lettings are pleased to bring to market this double room in a professional house share in Coundon, Coventry - **BILLS INCLUDED!**

The property is made up of four individual rooms, benefits from a modern communal kitchen, separate laundry area, communal reception room, communal bathroom with bath with shower over, sink & W/C, & rear garden with patio, lawn & picnic table.

Room One is located on the ground floor, with double bed, double illuminated wardrobe, chest of drawers & bay window.

The property is located in Coundon, close to the city centre, with on street parking available.

Utilities, council tax, & high speed internet all included (subject to fair usage).

Early viewing advised. Presented fully furnished & **AVAILABLE August 2024**

## Front of Property

Bay fronted property with on street parking.

## Communal Hallway

Communal entrance hallway with doors to all principle rooms & communal areas.

## Room One

Ground floor, well sized room with double bed, illuminated double wardrobe, chest of drawers & bay window.

## Communal Kitchen

Communal Kitchen with a selection of wall & floor units, oven, hob, fridge freezer & appliances.

## Laundry Area

Laundry area off of the kitchen - with washer & separate dryer.

## Communal W/C

Ground floor communal W/C

## Communal Reception

Communal Reception with sofa, coffee table & TV.

## Communal Bathroom

Communal Bathroom, shared between 3 rooms, with bath with shower over, sink, toilet & illuminated mirror.

## Rear Garden

Communal Rear garden, with lawn, patio & picnic table.

## ABOUT US

Tailor Made Sales & Lettings is a family run business. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 15 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property

Tel: 024 76939550

Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

### Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are

contemplating travelling some distance to view the property.

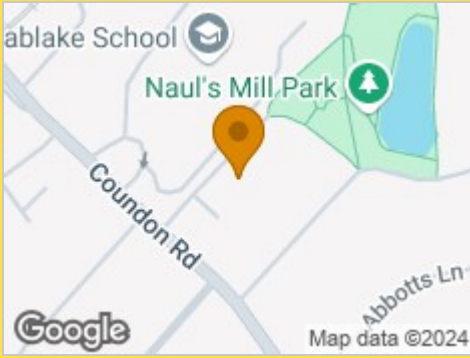
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.



## Road Map



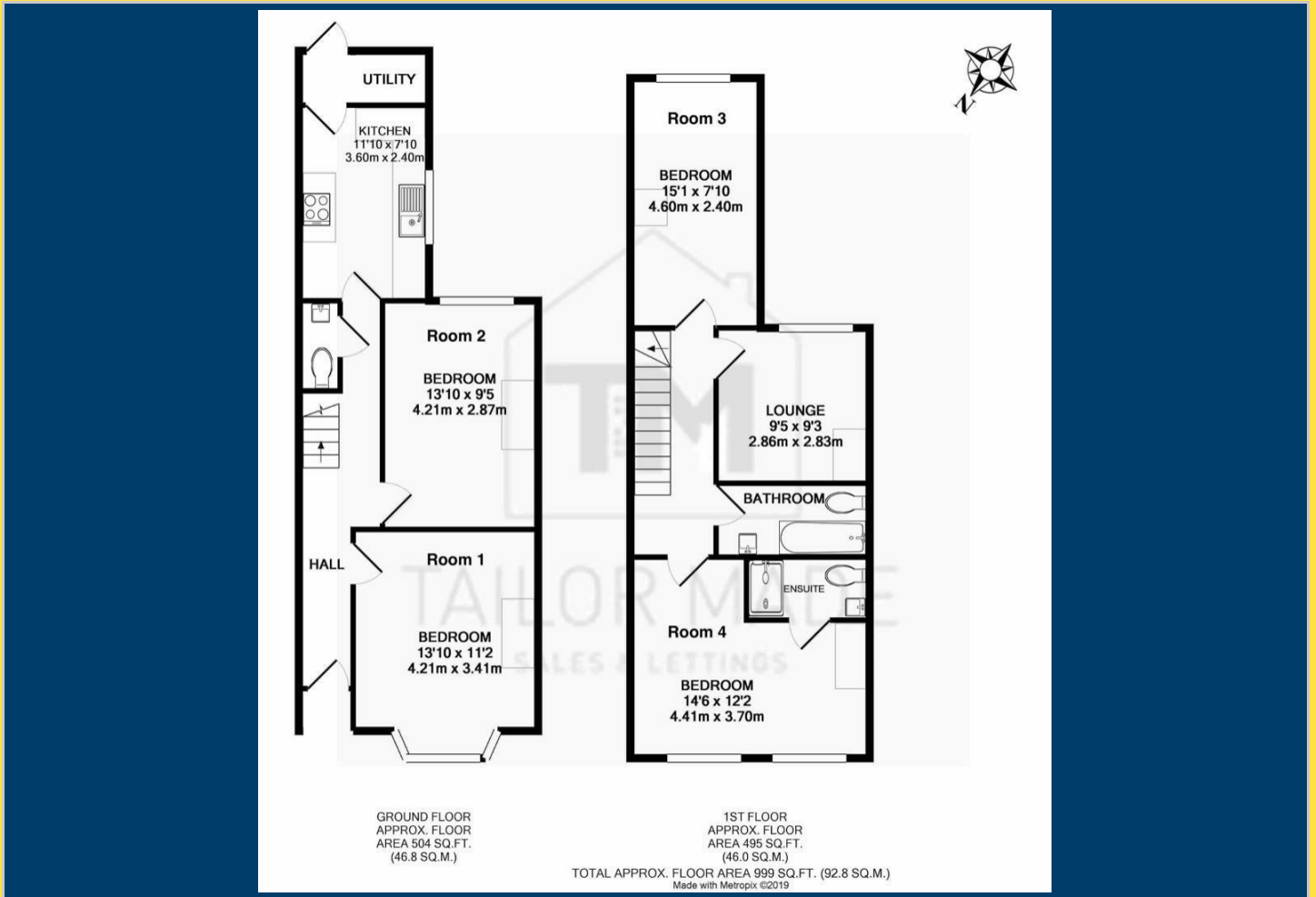
## Hybrid Map



## Terrain Map



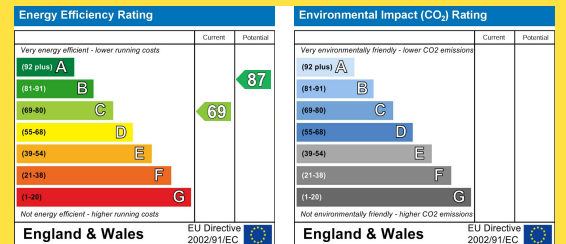
## Floor Plan



## Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.