



GODFREY-PAYTON
CHARTERED SURVEYORS



£2,000 Per month

St Margaret's Vicarage, School Lane, Hunningham, CV33 9DS

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6 MONTH TERM INITIALLY

A SPACIOUS DETACHED FIVE BEDROOM FAMILY HOME IN A POPULAR VILLAGE LOCATION. LEAMINGTON SPA IS APPROXIMATELY 4 MILES.

Diocese Owned

This Property is owned by the Diocese of Coventry and is expected to house a Minister at some time in the future. It is not always possible to determine exactly when the house may be required and therefore there is no guarantee that it will be available for longer than the advertised fixed term.

It may transpire that the property remains available for longer than the advertised term however it is important that you understand at this stage that this is by no means guaranteed. The rental value does take into account this element of uncertainty.

By signing the Tenancy Agreement you are confirming that you understand and accept these terms.

VIEWING:

By arrangement with the Agents

Briefly the accommodation comprises:

GROUND FLOOR:

PORCH

CLOAKROOM with WC and Wash hand basin

ENTRANCE HALL with stairs to the first floor

STUDY 4.16M X 3.07M with 2x UPVC double glazed windows

LIVING ROOM 5.02M X 4.16M with 3x UPVC double glazed windows and UPVC double glazed French doors

DINING ROOM 4.72M X 3.67M with UPVC double glazed window, UPVC double glazed. French doors and open fire

KITCHEN 3.96M X 3.67M with range of kitchen units

UTILITY AREA with quarry tiled floor, 'Worcester' oil fired boiler, Belfast sink and door to courtyard with 4 x stores and oil tank

FIRST FLOOR:

LANDING with large window and airing cupboard

BEDROOM 1 4.02M X 5.02M with wash hand basin and built in cupboard

BEDROOM 2 3.8M X 3.68M with wash hand basin and feature fire place

BEDROOM 3 3.97M X 2.55M with feature fire place and built in cupboard

BEDROOM 4 3.03M X 3.03M

BEDROOM 5 2.94M X 2.25M

BATHROOM with wash hand basin, bath with 'Mira' shower over and shower screen

SEPARATE WC

EXTERNALLY:

GARAGE 4.75M X 3.06M with up and over door

Large GARDENS

General Remarks

GENERAL REMARKS & STIPULATIONS SERVICES:

Mains water, electricity and drainage.

DEPOSITS

A Holding Deposit of one week's rent will be required prior to satisfactory references being sought for the tenancy and IF application is successful this will contribute towards the first month's rent due.

Tenancy Deposit Upon the granting of a tenancy, five weeks' rent in advance will be required to be held for use against any damage to the property or failure to meet the terms of the agreement.

The deposit will be placed in a non-interest bearing account. Godfrey-Payton is a member of the Tenancy Deposit Scheme and an explanatory leaflet will be given to the tenant together with all other necessary information.

PAYMENTS WHICH MAY BE INCURRED DURING THE TENANCY (TO AGENT)

Changes to tenancy agreement - £50

Payment of interest for any late payment of rent at a rate of 3%

Loss of keys/security devices - £75

Payment of any unpaid rent or other reasonable costs associated with early termination of the tenancy

REGULATED BY RICS

APPLICATIONS

Applications will be via Godfrey-Payton following an internal inspection of the property by the prospective tenant and satisfactory references being obtained

RESPONSIBILITIES:

TENANT: Internal decorations and minor repairs, garden maintenance

Lighting, heating, water, telephone.

LANDLORD: Repair of main structure and external painting. Insurance of the building (but NOT the contents)

Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

Directions

