



GODFREY-PAYTON
CHARTERED SURVEYORS

**AVAILABLE TO LET UNFURNISHED FOR AN INITIAL PERIOD
OF SIX MONTHS ON AN ASSURED SHORTHOLD TENANCY**



1 IVY LODGE COTTAGES, RADWAY, WARWICKSHIRE, CV35 0UE
**A DELIGHTFUL 1 BEDROOM STONE SEMI-DETACHED COTTAGE IN A VILLAGE
LOCATION BETWEEN STRATFORD-ON-AVON AND BANBURY OFFERING GOOD
ACCESS TO THE M40 MOTORWAY.**

RENT: £725 PER CALENDAR MONTH



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Briefly the accommodation comprises :-

GROUND FLOOR:	
ENTRANCE HALL	
UTILITY ROOM	2.46m (8'0") x 1.43m (4'8") with 'Worcester' oil fired combination boiler and plumbing for washing machine.
W/C	
KITCHEN	4.4m (14'5") x 1.82m (5'11") with good range of work surfaces and wall and base units, electric oven and hob, laminate floor and pantry cupboard
INNER HALL WAY	With door to courtyard and stairs to first floor
LIVING ROOM	3.44m (11'3") x 4.13m (13'6") with feature fireplace and understairs cupboard
DINING ROOM	3.4m (11'1") x 3.2m (10'5") with feature fireplace
FIRST FLOOR:	
LANDING	Loft access
BEDROOM 1	3.25m (10'7") x 3.8m (12'5") with built in wardrobe
BATHROOM	With bath having shower over, wash hand basin, WC and heated towel rail
EXTERNALLY	
Gardens to the front. Courtyard area to the rear. Off street parking.	

PLEASE NOTE THAT BOTH FIREPLACES ARE NOT WORKING FIREPLACES AND ARE FOR FEATURE ONLY

GENERAL REMARKS & STIPULATIONS

LOCATION: WHAT3WORDS ///SQUIRTED.CLUBS.FREE

SERVICES:

Mains water and drainage available. Oil fired central heating.

COUNCIL TAX:

We understand that the property is in **Band B** for Council Tax purposes.

TERMS:

The letting to be on an Assured Shorthold Tenancy for an initial period of **six months**.

DEPOSIT:

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.

EPC RATING: E (42)

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)

VIEWING:

By arrangement with the Agents

REGULATED BY RICS

GODFREY-PAYTON
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