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GODFREY-PAYTON  
CHARTERED SURVEYORS

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

**8 THE LONG CLOSE, STOURTON, WARWICKSHIRE, CV36 5HT**



**A THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN THE PICTURESQUE  
VILLAGE OF STOURTON LOCATED IN THE WARWICKSHIRE COUNTRYSIDE**

**RENT: £1,295 PER CALENDAR MONTH**

[www.godfrey-payton.co.uk](http://www.godfrey-payton.co.uk)

25 High Street, Warwick CV34 4BB

rightmove 

 OnTheMarket.com

 RICS

 The Property  
Ombudsman

## **8 THE LONG CLOSE, STOURTON, CV36 5HT**

A well presented modern three bedroom property situated in a village providing Public House and the market town of Shipston-on-Stour just 4 miles away with all its amenities.

### **GROUND FLOOR:**

#### **Entrance Hall**

with low level WC and wash hand basin

#### **Living Room**

with double glazed window to front, doors to garden, wood-burner

#### **Kitchen/Diner/Garden Room**

the kitchen comes with built-in oven/hob/extractor, fridge freezer and dishwasher. There is plumbing for washing machine, space for table & chairs and doors from garden room area to the garden

### **FIRST FLOOR:**

#### **Landing**

#### **Bedroom One**

with built-in double wardrobes

#### **En-Suite Bathroom**

with bath & shower over, WC, wash hand basin

#### **Bedroom Two**

with built-in double wardrobes

#### **Bedroom Three**

window to rear aspect

#### **Shower Room**

double shower cubicle, WC, wash hand basin

### **EXTERNALLY**

#### **Rear Garden**

The rear garden is mainly laid to lawn with patio area, side gate giving access to parking and **Garage**. There is an **Outbuilding** used currently as a **Study** with power/lighting and heating.

### **GENERAL REMARKS & STIPULATIONS**

#### **SERVICES**

Mains water, drainage and electricity available .

#### **COUNCIL TAX**

We understand that the property is in Band E 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.

#### **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

#### **RESPONSIBILITIES**

**TENANT:** Internal decorations and minor repairs, garden maintenance, lighting, heating, water and telephone.

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

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

**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. Two months notice will be served when the property needs to be recovered.**

**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.**

**EPC RATING – E**

#### **VIEWING**

By arrangement with the Agents.

**GODFREY-PAYTON**  
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