



GODFREY-PAYTON  
CHARTERED SURVEYORS



£2,000 Per month

Ormond Lodge Stratford Road, Newbold On Stour, CV37 8TS

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The village of Newbold-on-Stour is well serviced and ideally located for surrounding towns including Stratford-upon-Avon, Shipston-on-Stour and Warwick being approximately 20 miles away. The village itself has a local shop, Public House and tranquil walks.

A three/four bedroom detached lodge house was renovated in 2022 to a high specification and offering flexible living accommodation.

The property should be viewed but comprises, on the ground floor a living room with log burner, dining room opening into a re-fitted kitchen, there is a family room/study along with a useful utility room and downstairs cloakroom.

To the rear of the property is a lobby giving access to bedroom 4 and also a shower room. Upstairs there are three double bedrooms with the master having en-suite and a large family bathroom.

Outside is a laid to lawn garden with off street parking for several vehicles.

## 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

