



GODFREY-PAYTON
CHARTERED SURVEYORS

By Direction of Sir James Shuckburgh

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

**1 BLACKBOY COTTAGES, MAIN ROAD, SHUCKBURGH,
DAVENTRY, NORTHANTS, NN11 6DX**



**A 3 BEDROOM SEMI-DETACHED CHARACTER COTTAGE
IN A VILLAGE LOCATION BETWEEN SOUTHAM AND DAVENTRY
RENT: £895 PER CALENDAR MONTH**

www.godfrey-payton.co.uk

25 High Street, Warwick CV34 4BB

rightmove 



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Briefly the accommodation comprises :-

GROUND FLOOR:	
ENTRANCE HALL	
RECEPTION ROOM 1	16'3" x 12'2" ornamental fireplace, exposed beam and window seat. Wall mounted radiator.
RECEPTION ROOM 2	16'3" x 13'4" being max. measurement with ornamental fireplace. Wall mounted radiator, under stairs storage cupboard.
PANTRY CUPBOARD	10'10" x 5'9" with shelving.
KITCHEN	10'2" x 8'1" with stainless steel sink unit, 4 base cupboards 3 drawer units and 3 mounted cupboards, ceramic tiled floor, electric cooker panel, plumbing for automatic washing machine. Door to shared rear porch.
FIRST FLOOR: LANDING	
BEDROOM 1	16'3" x 10'7" wall mounted radiator and secondary glazing.
BEDROOM 2	16'1" x 9'9" wall mounted radiator and secondary glazing. Airing cupboard and built-in cupboard.
BATHROOM	With suite comprising panelled bath, pedestal wash hand basin and WC.
SECOND FLOOR:	
BEDROOM 3	Overall 32'2" x 8'11"
EXTERNALLY:	With three storage areas:-
ATTACHED OUTBUILDINGS	The first being 17'9" x 9'1" Further room off: 12'8" x 8'6" Further open store 14'4" x 9'1"
GOOD SIZED GARDEN	With parking available by arrangement with the occupier of the attached cottage.

PLEASE NOTE BOTH FIREPLACES ARE NOT WORKING FIREPLACES AND ARE FOR SHOW ONLY

GENERAL REMARKS & STIPULATIONS

SERVICES:

Mains water, oil-fired central heating electricity and drainage.

COUNCIL TAX:

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

TERMS

The letting to be on an Assured Shorthold Tenancy for a minimum period of twelve months. .

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.

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

LOCATION: What3Words-
///initial.aquatics.roadmap

REGULATED BY RICS

EPC RATING – E(41)

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