



GODFREY-PAYTON
CHARTERED SURVEYORS

**AVAILABLE TO LET UNFURNISHED ON AN ASSURED SHORTHOLD
TENANCY FOR AN INITIAL TERM OF 12 MONTHS**

**THE MEADOWS, SOUTHAM ROAD, PRIORS MARSTON,
SOUTHAM, CV47 7SU**



**A WELL PRESENTED FOUR BEDROOM, DETACHED HOUSE WITH LARGE GARDENS AND
GARAGE IN A SUPERB RURAL LOCATION CLOSE TO THE VILLAGE OF PRIORS
MARSTON,
THE PROPERTY BENEFITS FROM A STABLE BLOCK AND LAND SUITABLE FOR
EQUESTRIAN USERS.**

****VIEWINGS HIGHLY RECOMMENDED - W/C 12TH AUGUST 2024 ****

RENT: £1850 PER CALENDAR MONTH

www.godfrey-payton.co.uk

25 High Street, Warwick CV34 4BB



THE MEADOWS, SOUTHAM ROAD, PRIORS MARSTON, SOUTHAM, WARWICKSHIRE, CV47 7SU

Briefly the accommodation comprises:

GROUND FLOOR:

Entrance Hall	
Lounge	Window to dual aspect, Fireplace
Dining Room	Window to dual aspect
Fitted Kitchen	Oven hob, window to front aspect
Utility	
Cloakroom	WC, wash hand basin

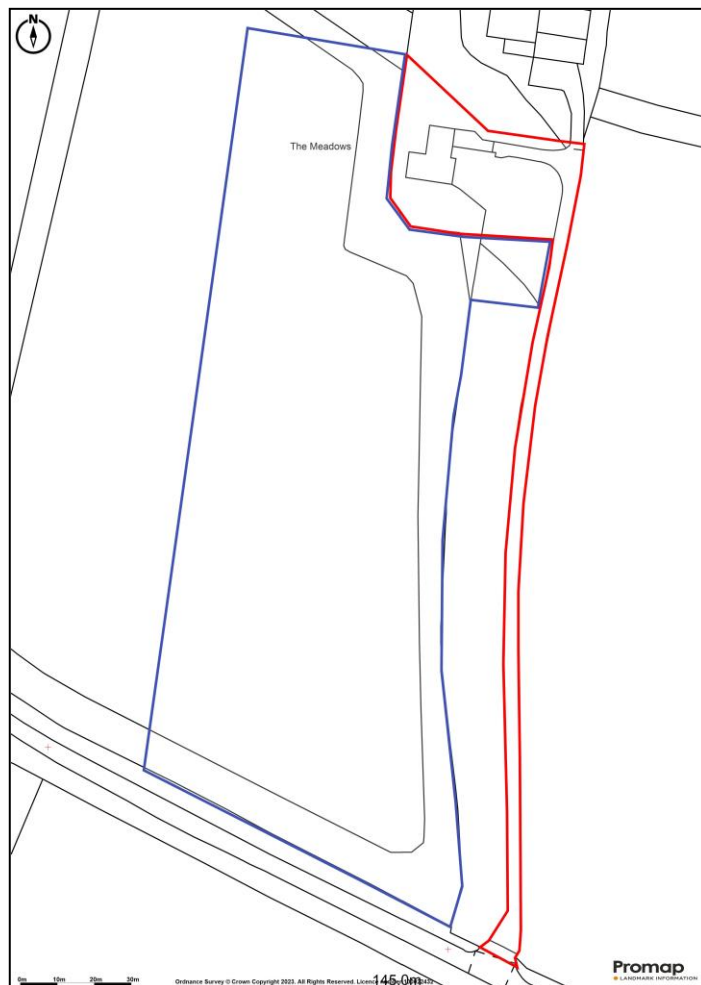
FIRST FLOOR:

Bedroom 1	Window to dual aspect
En suite/Shower Room	
Bedroom 2	Window, wall mounted radiator
Bedroom 3	Window, wall mounted radiator
Bedroom 4	Window, wall mounted radiator
Family Bathroom	Bath, pedestal wash hand basin, WC
Separate WC	

EXTERNALLY:

Gardens to the front, side and rear of the property with a garage and off-road parking (as outlined in red). Stable block and land extending to approximately 3 acres (as outlined in blue).

The separate letting of the house from the land and stables will be considered if necessary.



GENERAL REMARKS & STIPULATIONS

SERVICES:

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

COUNCIL TAX:

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

TERMS:

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

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).

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 (47)

VIEWING: By arrangement with the Agents.

LOCATION: [what3words ///clays.squeaks.sigh](#)

GODFREY-PAYTON

25 HIGH STREET, WARWICK, CV34 4BB

TEL: 01926 492511 FAX: 01926 410391

harriet.thompson@godfrey-payton.co.uk

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