



**AVAILABLE TO LET**

**2 Alton Hall Farm, Washbrook Lane, Allesley, Coventry CV5 9DN**



**GODFREY-PAYTON**  
CHARTERED SURVEYORS

### Location

The property is situated just outside the village of Allesley, in a rural setting down a private driveway.

Coventry (4 miles), Birmingham (14 miles), Rugby (15 miles), and Leicester (24 miles) are all just a short drive with public houses, hotels, shops, garages, primary schools and secondary schools with both state and private options. The property is also less than 5 miles from Coventry train station, which has direct lines to London, Birmingham and Manchester.

The newly renovated accommodation briefly comprises:

### Ground Floor

The property has an entrance hall leading into a sitting room, dining room, kitchen, utility room, WC, shower room and large walk-in cellar.

### First Floor

Upstairs there are three bedrooms and a family bathroom.

### Outside

The property benefits from secure parking and a private garden enclosed by walls and fences. Access to the front garden can be gained via the house and has a spectacular view overlooking farm land. An additional paddock may be included by separate negotiation.

### Services

The property is connected to mains electricity and water. The property and water are heated by oil.

**EPC** EPC rating E (New-TBC) **Council Tax** Council tax band (Coventry City Council) - F

### Terms

The property is to be let on an assured shorthold tenancy agreement for an initial period of twelve months.



## Responsibilities

**Tenant** Internal decoration, minor repairs, garden maintenance, heating, lighting, water, telephone, and all household bills and council tax.

**Landlord** Repair of main structure, external decoration and insurance of building (excluding contents).

## Deposit

**A Holding Deposit equivalent to one week's rent** will be required prior to satisfactory references being sought for the tenancy and if successful this will contribute towards the first month's rent.

Once successful, the in-going tenant will be required to pay a **Tenancy Deposit equivalent to five weeks' rent** prior to the tenancy agreement commencing. This will be held for use against damage or failure to meet the terms of the tenancy agreement. The deposit is held in a non-interest bearing account. Godfrey-Payton Chartered Surveyors are a member of the Tenancy Deposit Scheme. An explanatory leaflet and all other information will be given to the successful tenant.

## Viewing

Strictly by appointment only through the Letting Agents.

## Applications

Applications will be via Godfrey-Payton following an internal inspection of the property by the prospective tenant and satisfactory references being obtained.

**For further information, please contact**

**Edward Painter or Luke Clay**

**Godfrey Payton, Old Bablake, Hill Street, Coventry, CV1 4AN**

**T. 024 7622 6684**

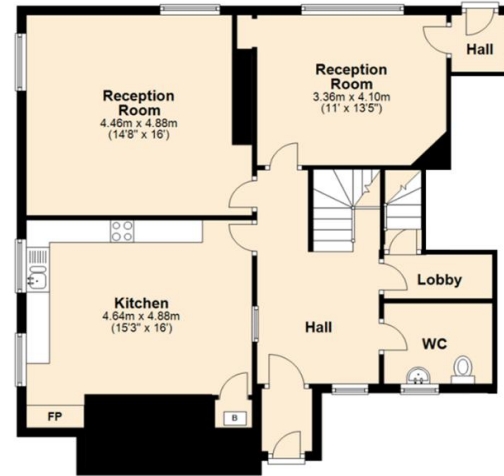
**E. [Edward.Painter@godfrey-payton.co.uk](mailto:Edward.Painter@godfrey-payton.co.uk)**

**E. [Luke.Clay@godfrey-payton.co.uk](mailto:Luke.Clay@godfrey-payton.co.uk)**

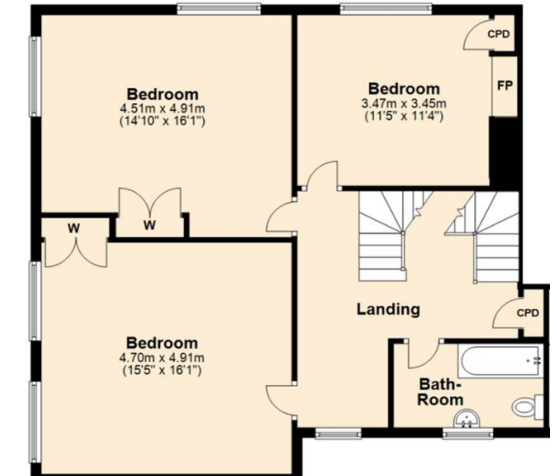
**W. <http://www.godfrey-payton.co.uk>**



Ground Floor



First Floor



1. These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract.
2. We have not carried out a survey on the property nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.
3. These particulars were prepared March 2024
4. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office to discuss them further.

Old Bablake, Hill Street, Coventry CV1 4AN

Tel: 024 7622 6684

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

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