



GODFREY-PAYTON
CHARTERED SURVEYORS



2 Hill Farm Cottage Kings Hill Lane
Stoneleigh, CV3 6PS

£1,200



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This Two bedroom cottage surrounded by countryside has been completely renovated to a high standard and must be viewed.

Ideal location for commuting to Coventry, Warwick and Leamington and easy access to the M40.

Entrance Hall

Wooden flooring with access to under stairs cupboard with plug socket

Kitchen/Dining Room

The beautiful country style kitchen is newly fitted with integrated oven, hob and extractor fan, under counter fridge/freezer, mixer tap with stainless steel sink.

Utility Room/WC

6'1" x 5'2" (1.87 x 1.59)

Downstairs WC with additional storage and worksurface with space for dishwasher and washing machine.

Living Room

12'9" x 11'5" (3.91 x 3.50)

Neutrally decorated living room with window overlooking the front garden. The room has a newly fitted carpet, high retention heater and log burner

Newly carpeted and decorated stairs leading to first floor. Access is available to the loft space via a fitted ladder for storage

Bedroom One

10'7" x 11'8" (3.24 x 3.56)

To the front elevation, newly carpeted with single light fitting, electric panel heater and original door

Bedroom Two

10'2" x 9'5" (3.12 x 2.88)

To the rear elevation, single light fitting, cupboard housing hot water tank and panel heater

Bathroom

7'0" x 7'9" (2.14 x 2.38)

Bright bathroom with bath and electric shower over, vanity unit sink, WC, shaving point and heated towel rail

General Remarks

GENERAL REMARKS & STIPULATIONS SERVICES:



Electricity and drainage. The landlord reserves the right to recharge water

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)





Floor Plan



Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

