



GODFREY-PAYTON
CHARTERED SURVEYORS



LETTINGS



£1,700 Per month

8 Church Road, Ryton On Dunsmore, Coventry, CV8 3ET

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Entrance Hallway

Office

11'1" x 12'6" (3.38 x 3.82)
Windows to front and side elevation. Large bookshelf and cupboards to the rear wall

Living Room

12'11" x 16'8" (3.94 x 5.09)
Windows to the side and rear elevation with a patio door opening onto the garden.

Dining Room

12'11" x 12'11" (3.94 x 3.95)
Bay window to rear elevation

Kitchen

10'4" x 17'10" (3.15 x 5.46)

Utility

Master Bedroom

12'11" x 16'7" (3.94 x 5.07)

Bedroom 2

11'1" x 12'5" (3.38 x 3.80)

Bedroom 3

12'11" x 10'11" (3.94 x 3.34)

Bedroom 4

12'11" x 8'3" (3.94 x 2.53)

Bedroom 5

6'11" x 5'10" (2.13 x 1.80)

Diocese Owned

This Property is owned by the Diocese of Coventry and is expected to house a Minister at some time in the future. It is not always possible to determine exactly when the house may be required and therefore there is no guarantee that it will be available for longer than the advertised fixed term.

It may transpire that the property remains available for longer than the advertised term however it is important that you understand at this stage that this is by no means guaranteed. The rental value does take into account this element of uncertainty.

By signing the Tenancy Agreement you are confirming that you understand and accept these terms.

VIEWING:
By arrangement with the Agents

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

