



GODFREY-PAYTON
CHARTERED SURVEYORS



£1,600 Per month

The Flat, Chadshunt House Chadshunt, Warwick, CV35 0EQ

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The stunning four bedroom property has been newly painted and carpeted but has kept all its original features. It is accessed via a long driveway and is surrounded by beautiful countryside but within close proximity to the M40.

Entrance Hallway

Flat stone flooring entrance lobby with radiator and single pendant light fitting leading into the newly carpeted hallway with doors into

Kitchen

Newly laid wood effect flooring, stainless steel sink with hot and cold tap, freestanding oven with extractor fan over, washing machine and ample storage space.

Living Room

Newly fitted carpet with sash window over looking the garden, radiator, fireplace and double storage units

Stair case leading from hallway to

Bedroom One

Newly carpeted, radiator under window over looking the garden and surrounding countryside, feature fireplace and built in storage

Bedroom Two

Newly fitted carpets, window overlooking the garden and surrounding countryside, feature fireplace and shelving. This room would also be perfect as a second living space.

Bedroom Three

Newly fitted carpet, single pendant light fitting, built in storage cupboard, radiator under sash window over looking the garden and surrounding countryside and feature fire place.

Bedroom Four

Walkway through smaller entrance hallway to Fourth bedroom with newly fitted carpet, storage cupboard and sash window to the side elevation.

Bathroom

Black and white tiled flooring, radiator, shower over bath, WC and sink vanity unit with hot and cold tap and mirror above

Outside Space

Two parking spaces, tandem to each other. Mature garden to the side of the property, with views over the surrounding countryside

General Remarks

GENERAL REMARKS & STIPULATIONS SERVICES:

Mains water, electricity and drainage.

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)

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

