



GODFREY-PAYTON
CHARTERED SURVEYORS

**AVAILABLE TO LET UNFURNISHED ON AN
ASSURED SHORTHOLD TENANCY FOR AN INITIAL TERM OF 6 MONTHS**

76 STRATFORD ROAD, WARWICK CV34 6AT



**A FOUR BEDROOM DETACHED FAMILY HOME LOCATED CLOSE TO WARWICK
TOWN CENTRE AND HAVING TWO RECEPTION ROOMS AND LARGE GARDEN**

RENT: £1200 PER CALENDAR MONTH



www.godfrey-payton.co.uk

25 High Street, Warwick CV34 4BB



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A recently redecorated four bedroom detached home within walking distance to the town centre, the property has two good size reception rooms, kitchen with appliances, and benefits from downstairs shower room and first floor bathroom. Large rear garden and off street parking.

Briefly the accommodation comprises:

GROUND FLOOR:

ENTRANCE HALL

LIVING ROOM

3.85m x 3.81m double glazed window, feature fireplace

DINING ROOM

double glazed window to front aspect

KITCHEN

fitted kitchen with appliances, double glazed window

SHOWER ROOM

shower cubicle, pedestal wash hand basin, low level WC

FIRST FLOOR:

LANDING

BEDROOM

4.82m x 2.54m

BEDROOM

4.04m x 3.20m

BEDROOM

3.96m x 3.39m

BEDROOM

2.18m x 2.38m

BATHROOM

with panelled bath having electric shower over, WC and wash hand basin

EXTERNALLY:

To the front of the property is a paved car parking area. Large rear garden with patio area and laid to lawn garden.

GENERAL REMARKS & STIPULATIONS

EPC (Energy Performance Certificate) - E

SERVICES

Mains water, gas, electricity and drainage are available.

COUNCIL TAX

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

TERMS

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

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

VIEWING

By appointment with the Agents

GODFREY-PAYTON

25 HIGH STREET, WARWICK, CV34 4BB

TEL: 01926 492511 FAX: 01926 410391

warwick@godfrey-payton.co.uk www.godfrey-payton.co.uk

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 and telephone.

LANDLORD: Repair of main structure and external painting, insurance of the building (but **NOT** the contents).

REGULATED BY RICS.