

**ehB**  
RESIDENTIAL

Your Property - Our Business

 BRITISH

6, St Pauls Terrace Linen Street, Warwick

£1,150 Per Month

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are available for this  
property

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RESIDENTIAL



Available from 23rd August is this charming Edwardian mid-terraced house, having been recently modernised to provide excellent well appointed gas centrally heated and double glazed accommodation.

The property occupies a delightful location fronting the Warwick Race Course and within a couple of minutes walk from the town centre amenities.

#### Front Garden

#### Sitting Room

11'1" x 10'11" (3.37 x 3.32)

plus walk-in double glazed box bay window overlooking the garden. Storage cupboard built into chimney recess also housing the electric meter, electric power and T.V. aerial point. Open shelf over. Double glazed front door to deck and garden. Radiator.

#### Dining Room

10'11" x 11'2" (3.33 x 3.40)

Radiator. Smoke detector. High level power point and T.V. point suitable for mounting television on the wall. Useful understairs cloaks/storage cupboard. Double glazed window to rear.

#### Kitchen

15'5" x 5'6" (4.70 x 1.67)

Extremely well fitted with modern Shaker style units. Inset single drainer stainless steel sink with mixer tap attachment and cupboard space under. 5 base units with ample cupboard and drawer

space and woodblock effect work surfaces over and walls tiled around the splash areas. Double and single wall cupboards. Integrated fridge and washing machine with matching fronts. Built-in oven, electric hob and stainless steel chimney cooker hood over. Ceiling recessed spotlights. Radiator. Double glazed window and double glazed door to rear.

#### First Floor Landing

Smoke detector. Access to insulated loft space. Honeywell digital programmer and thermostat for the central heating.

#### Bedroom One

11'1" x 10'11" (3.37 x 3.33)

Radiator. T.V. point. Built-in wardrobe with rail and shelf. Double glazed window to the front providing delightful views over Warwick Race Course.

#### View from Bedroom One

#### Bedroom Two

10'11" x 7'9" (3.33 x 2.37)

Radiator. T.V. point. Double glazed window to rear.

#### Bathroom

Modern white suite. Panelled bath with shower attachment. Pedestal wash hand basin. Close coupled w.c. Radiator. Double glazed window. Extractor fan. Cupboard housing the gas fired combination central heating boiler.

#### Outside

The west facing garden is to the front of the property and is laid with sun deck, lawn and shrubs enclosed by low fencing to either side.

To the rear there is a paved area. Pedestrian rear access. Outside w.c. Work shop / store.

#### Workshop / Store

15'7" x 7'9" (4.74 x 2.37)

Insulated. Window. Doors to front and rear.

#### General information

SERVICES: All mains services are connected to the property. COUNCIL TAX: Warwick District Council Tax Band 'C' £1766.66 2020/21 VIEWING: Please contact the Agents DONALD CARTER & PARTNERS on 01926-492422, or e-mail sales@donaldcarter.co.uk. who will be pleased to make appointments for interested applicants to view.

#### Tenancy Application Information

Tenant Refundable Holding Deposit will be equal to 1 week's rent (calculated by multiplying the monthly rent by 12 and then dividing by 52). This amount can be used as part payment of the tenancy deposit should the application proceed.

This Refundable Holding Deposit can legally be retained if the tenant provides false or misleading information, if they fail a Right to Rent Check, if the tenants(s) withdraw from the proposed agreement (decide not to let for whatever reason) or fail to take all reasonable steps



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to enter an agreement (ie: responding to reasonable requests for information required to progress the agreement) when the agent has done so.

Tenancy Deposit: Capped at 5 week's rent where the annual rent is less than £50,000 or six weeks rent where the total annual rent is £50,000 or above.

Tenancy Deposit will be five weeks rent (calculated by multiplying the rent by 12, dividing by 52 and then multiplying by 5).

Please contact us should you require any further clarification.

Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher.

Payments associated with early termination of the tenancy, when requested by the tenant

- During the tenancy if permitted and applicable
- Utilities – gas, electricity, water and sewerage
- Communications – telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

Any other permitted payments, not included above, for breaches of contract or under the relevant legislation including contractual damages. These include reasonable costs or losses incurred for loss of keys, security devices and changes to the tenancy agreement or early termination, if the Landlord agrees they can be made, up to the permitted limits.

#### Tenant Protection

Donald Carter & Partners is a member of Propertymark client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme.

These particulars are produced as a guide to the property only and whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of any 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Area Approx: 748 sq ft 69.5 sq m  
 Floor plans are for illustration purposes and are not to scale.  
 PYM 01926 409428 2015



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- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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 17-19 Jury St,  
 Warwick  
 CV34 4EL

01926 499540 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
 Clarendon Place, Royal Leamington Spa CV32 5QN

**IMPORTANT NOTICE** ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.