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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.

Outsid

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













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





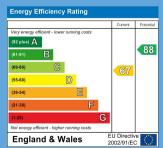
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