COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT



TO LET UNFURNISHED

A RECENTLY REFURBISHED, CHARACTER TWO-BEDROOM COTTAGE IN A QUIET NO THROUGH VILLAGE

RENT:	£1400.00 pcm
DEPOSIT:	£1615.38
HOLDING DEPOSIT	£323.07

NO TENANT APPLICATION FEES

- Entrance Porch
- Sitting Room
- Kitchen Dining Room
- Utility Cupboard
- Two Bedrooms
- Bathroom
- Gardens to the front
- Washhouse/Utility room & WC
- EPC Band E

WORMLEIGHTON
£1400 pcm

10 TEN COTTAGES
WORMLEIGHTON
WARWICKSHIRE
CV47 2XN

10 miles from Kineton, 8 miles from Banbury, 12 miles from Leamington Spa, 7 miles from Junction 12 of the M40

A RECENTLY REFURBISHED, CHARACTER TWO-BEDROOM COTTAGE IN A QUIET NO THROUGH VILLAGE WITH GARDENS AND PARKING

Viewing strictly by appointment

Tel: 01926 640 498
lettings@colebrookseccombes.co.uk

Wormleighton is a small historic South Warwickshire village, and to visit is like stepping back in time. Apart from a small number of houses, the village is owned by Earl Spencer. The village is about 8 miles from Banbury and the M40.

10 Ten Cottages forms of ten similar Grade II Listed estate cottages and comprises a charming semi-detached period home with delightful character features throughout. The property benefits from recent modernisation and redecoration throughout, including updated kitchen and bathroom, decoration and flooring. The property has the benefit of oil-fired central heating and forms part of the exclusive Althorp Estate.

THE GROUND FLOOR

Sitting Room 4.37m x 4.23m (14'3"x13'10") maximum. Outlook to the front of the property and ornamental fireplace with built-in cupboards to chimney recesses either side. Kitchen Dining Room 4.51m x 3.43m (14'9"x11'3") double aspect to side and rear of the property, including door to rear courtyard. Fitted with a range of matching kitchen units under a marble effect worktop. Electric cooker, inset stainless steel single bowl single drainer sink with mixer tap, range of cupboards and drawers under including integrated chopping boards and serving trays. Microwave oven, shelving, storage cupboards and boiler cupboard with oil-fired boiler. Utility Cupboard with space and plumbing for washing machine or dishwasher. Tiled floor, understairs cupboard and shelving unit behind door to sitting room.

THE FIRST FLOOR

Landing high-level cupboard with shelving and walk-in linen cupboard with slatted shelves and electric light. Bedroom One 4.42m x 4.5m (14'6"x13'11") maximum. Outlook to the front of the property and built-in wardrobe with hanging rail. Bedroom Two 3.45m x 2.14m (11'3"x7'0) Outlook to the side of the property and door recess with built-in wardrobe cupboard. Bathroom fitted with panelled bath, mixer tap and separate shower over with glazed shower screen. Close coupled WC, wash basin set to vanity unit with storage under, towel radiator, shelving, obscured glazed window and extractor fan.

OUTSIDE

To the front of the property, a private drive leads to a long front garden laid to lawn with mature shrubs and bushes either side and continuing to Entrance Porch with front door and outside lights. To the rear of the property, a shared courtyard with brick paved pathway leads to a Washhouse 3.61m x 2.55m (11'10"x8'4") fitted with a single worktop to one wall, power supply, water and plumbing for washing machine. Concrete floor, vaulted ceiling and window. Outside WC with brick floor, light, and plumbed with a WC. Two parking spaces in Car park at rear.

GENERAL INFORMATION

Tenancy

Tower Cottage is available to let on an Assured Periodic Tenancy at an initial rent of £1400 per calendar month. This rent is exclusive of council tax (Band C), water rates, telephone, oil and electricity charges.

Deposit

Before taking up residence a tenant will be required to pay a deposit equal to a maximum of five weeks rent and to sign an Assured Periodic Tenancy Agreement.

Services

Mains water, electricity, and drainage are connected. Oil-fired central heating. Ultrafast Broadband Outdoor Mobile coverage likely EE, Three, O2, Vodafone

EPC Current 50 Potential 74 Band E

Directions CV47 2XN

From Colebrook Seccombes Kineton Office drive to Gaydon and follow signs to Northend and Fenny Compton. Go through Fenny Compton and at the junction with the A423 turn right, then immediately left towards Wormleighton. On entering Wormleighton, take the left fork and the property will be found on the right-hand side.

What 3 Words: ///takeover.birdcage.stag

Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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