



TO LET UNFURNISHED

A CHARMING PERIOD TWO BEDROOM
TERRACE COTTAGE FINISHED TO A HIGH
STANDARD IN A DESIRABLE VILLAGE

HOLDING DEPOSIT: £288.46
RENT: £1250.00 pcm
DEPOSIT: £1442.30

NO TENANT APPLICATION FEES

- Living Room
- Kitchen
- Two Bedrooms
- Shower Room
- Garden
- On Street Parking
- EPC Band C

TREDINGTON
£1250 PCM

1 FOSSE VIEW COTTAGES TREDINGTON WARWICKSHIRE CV36 4NL

1 ½ miles from Shipton on Stour
8 miles to Stratford-upon-Avon
8 miles to Moreton-in-Marsh

A CHARMING PERIOD TWO BEDROOM TERRACE COTTAGE, FINISHED TO A HIGH STANDARD

Viewing strictly by appointment

Tel: 01926 640 498
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Tredington lies approximately 1 ½ miles North of the well served market town of Shipston on Stour, which offers a wide range of shopping, healthcare and education facilities. Within Tredington village, the popular Lion Inn public house and restaurant is a short walk away. The village primary school, village hall and church are all within easy walking distance.

1 Fosse View Cottages forms part of a small terrace of attractive brick-built period cottages situated in the original part of this desirable and attractive South Warwickshire village. Accessed via a shared passageway to the rear of the cottages, the property is positioned to one end of the terrace with a pedestrian right of way passing over the neighbouring cottage. Recently refurbished and presented to a high standard, the cottage enjoys character features including exposed stonework and beams.

THE GROUND FLOOR

Living Room 5.06m x 4.53m (16'7"x14'10") double aspect to front and rear, flagstone floor, ornamental fireplace, under stairs storage cupboard with gas fired boiler. **Kitchen** 2.02m x 2.33m (6'7"x7'7") fitted with granite effect worktop to three walls, inset stainless steel 1 ½ bowl single drainer sink with mixer tap. Inset electric hob with single electric oven under, washing machine, slimline dishwasher, fridge freezer, quarry tiled floor and outlook to the garden.

THE FIRST FLOOR

Landing window to garden. **Bedroom One** 4.49m x 2.58m (14'8"x8'5") outlook to the street. **Bedroom Two** 2.41m x 2.42m (7'10"x7'11") outlook to the garden. **Shower Room** fitted with a walk-in shower, wash hand basin set to vanity unit with storage under, close coupled WC, extractor fan and towel radiator.

OUTSIDE

Approached via a shared passageway between the cottages, the property is located at the end of the terrace with an Entrance Portico and outside light. Outside water supply. Pretty cottage garden laid to lawn with pathways either side, ornamental flowerbeds, outside covered seating space with electric light and storage shed.

GENERAL INFORMATION

Directions: CV36 4NL
Upon entering the village from Shipston on Stour on the A3400 Stratford Road, take the turning on the right opposite The Lion pub and restaurant, where the property will be found on the right-hand side.

What3 Words [///mixer.joystick.tiles](https://www.what3words.com////mixer.joystick.tiles)

Services

Mains water, gas, drainage and electricity are connected to the property. Ofcom Broadband availability: Ultrafast. Ofcom Outdoor Mobile coverage good – variable: 3, EE, O2 & Vodafone.

On street parking

Council Tax

Payable to Stratford District Council. Listed in Band C

Energy Performance Certificate

Current: 70 Potential: 88 Band: C

Tenancy

The property is available to at a rent of £1250 per calendar month exclusive of council tax, water rates, electricity, telephone, internet and gas charges.

Deposit

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

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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