



TO LET UNFURNISHED

A WELL-PRESENTED GRADE II* LISTED
THREE BED COTTAGE FORMING PART OF
AN HISTORIC TOWER IN THE VILLAGE

RENT: £1600.00 pcm
DEPOSIT: £1846.15
HOLDING DEPOSIT £369.23

NO TENANT APPLICATION FEES

- Entrance Porch
- Living Room
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Shower Room
- Attractive garden
- Timber built garden store
- Oil fired central heating

WORMLEIGHTON
£1600 pcm

TOWER COTTAGE WORMLEIGHTON WARWICKSHIRE CV47 2XW

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

A WELL-PRESENTED GRADE II* LISTED THREE-BEDROOM COTTAGE FORMING PART OF AN HISTORIC TOWER IN A QUIET NO THROUGH VILLAGE

Viewing strictly by appointment

Tel: 01926 640 498
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Wormleighton is a small historic South Warwickshire village, and to visit is like stepping back in time. Apart from six houses, the village is owned by Earl Spencer. The village is about 8 miles from Banbury and the M40.

Tower Cottage forms part of a historic tower in the centre of this pretty village. This stone built two-storey cottage enjoys period features including stone mullion windows, high ceilings and decorative fireplaces with the benefit of oil-fired central heating and a fitted kitchen.

The accommodation is arranged on two floors as follows:
(All measurements are approximate)

THE GROUND FLOOR

Entrance Porch With shelving to side and connecting to: **Kitchen/Breakfast Room** 13'9" x 12'6" (4.21m x 3.82m) Dual aspect with range of fitted base and wall units to two walls. Inset four-ring electric hob, built-in single electric oven, extractor hood, stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, floor standing oil-fired boiler. Wood-effect floor and understairs storage cupboard. **Sitting Room** 16'4" x 11' (4.98m x 3.35m) Dual aspect with brick ornamental fireplace with tiled hearth and mantle over, storage cupboard and connecting door to: **Rear Lobby** Door to outside.

Staircase from the Kitchen/Breakfast Room rises to the first-floor landing with windows to the rear of the property.

THE FIRST FLOOR

Bedroom One 13'6" x 12'3" (4.13m x 3.8m) Double aspect. Built-in airing cupboard. **Bedroom Two** 11'6" x 11'3" (3.55m x 3.43m) Outlook to the rear of the property. **Bedroom Three** 15'1" x 9'0" (4.6m x 2.75m) Window looking out to the rear.

Built-in double wardrobe/cupboard. **Shower Room** large walk-in shower, close couple WC, wash hand basin, extractor fan. Window to rear.

OUTSIDE

Enclosed garden to the side and rear of the property. Predominantly laid to lawn with a range of mature trees, shrubs, plants and bordered by a low-level hedge. Timber-built Garden store. NB public footpath runs through the archway beneath the property.

GENERAL INFORMATION

Tenancy

Tower Cottage is available to let for a minimum period of twelve months on an Assured Shorthold Tenancy at an initial rent of £1500.00 per calendar month. This rent is exclusive of council tax (Band E), water rates, telephone, oil and electricity charges. One cat or one dog may be considered at an additional cost of £25 pcm.

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 Shorthold Tenancy Agreement.

Services

Mains water, electricity, and drainage are connected. Telephone points are installed subject to British Telecom transfer regulations. Oil-fired central heating. Ultrafast Broadband Outdoor Mobile coverage likely EE, Three, O2, Vodafone
EPC Band F - Exemption registered

Directions

CV47 2XW

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 directly ahead.

What 3 Words: [///schooling.walnuts.calculate](http://schooling.walnuts.calculate)

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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