



STATE AGENT
IN KENILWORTH

JULIE PHILPOT
RESIDENTIAL



1 Offa Drive | Kenilworth | CV8 2GZ

Two bedroom semi-detached chalet bungalow to let, immediately available and offered unfurnished. The property benefits from low-maintenance gardens, driveway and detached garage, and is within easy walking distance of the town centre, train station, Abbey Fields, Castle and a range of local amenities. The flexible accommodation includes two reception rooms, a modern kitchen and bathroom, a ground floor double bedroom, and a further large double bedroom to the first floor.



£1,000 pcm unfurnished

- Chalet Design Semi Detached Bungalow
- Two Double Bedrooms
- Available Immediately
- Driveway Parking and Detached Garage



Property Description

DOOR TO

ENTRANCE HALL

With radiator and smoke detector

KITCHEN

7' 8" x 6' 3" (2.34m x 1.91m)

A modern kitchen with views over the front garden. The kitchen has a range of cupboard and drawer units with matching wall cupboards and contrasting round edged work surfaces that provide a lot of storage and preparation space. It also includes a AEG four ring electric hob, Beko electric oven, extractor fan, stainless steel sink, integrated Beko automatic washing machine, integrated Hotpoint dishwasher, integrated tall fridge and freezer and complementary tiling.

LOUNGE

12' 7" x 12' 5" (3.84m x 3.78m)

An attractive room with a large picture window overlooking the front garden, a log burner with solid wood fireplace and slate hearth. Radiator.

BATHROOM

5' 7" x 5' 6" (1.7m x 1.68m)

With pedestal wash basin, large walk in shower with screen, w.c., heated towel rail and complementary tiling.

DOUBLE BEDROOM

10' 1" x 11' 9" (3.07m x 3.58m)

With patio doors out to the rear garden. Radiator.

DINING ROOM

10' 1" x 11' 9" (3.07m x 3.58m)

With patio doors to the garden and decking area. Radiator and under stairs storage cupboard housing the Baxi gas boiler. Staircase to:

FIRST FLOOR LANDING

With side window and smoke detector.

LARGE DOUBLE BEDROOM TWO

15' 4" x 15' 0" (4.67m x 4.57m)

With Velux windows, radiator, two built in wardrobes and access to under eaves storage space.

OUTSIDE

FRONT GARDEN

An attractive front garden with mature trees and shrubs and a block paving area.

DRIVEWAY

A private driveway for number one provides ample parking and leads to the:

SINGLE GARAGE

Having up and over door and personal side entrance door.

REAR GARDEN

An attractive low maintenance rear garden having an area of lawn, timber decking and with timber fencing forming the boundaries.

TENANTS FEES

Holding Deposit

One week's rent - £1,000 pcm x 12 divided by 52 equalling £230.76

Security Deposit

Five weeks rent equalling £1,153.84.

A full list of our Landlord and Tenant Fees are available to download at www.juliephilpot.co.uk .



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

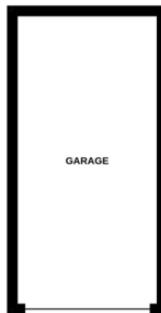
Strictly by appointment

Contact Details

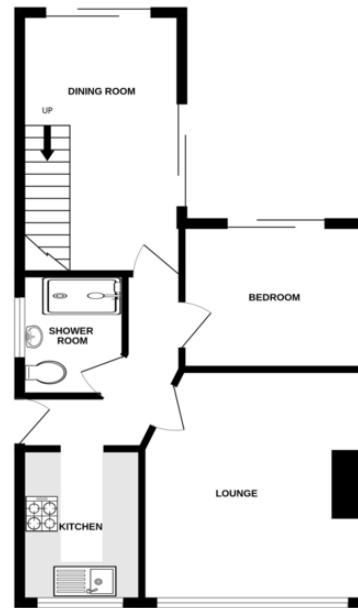
T: 01926 257540

E: lettings@juliephilpot.co.uk

W: www.juliephilpot.co.uk



GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



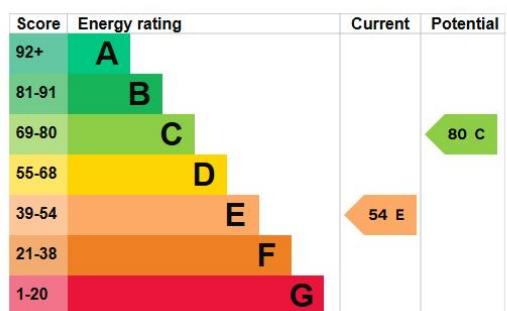
1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



TOTAL FLOOR AREA : 936 sq.ft. (87.0 sq.m.) approx.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements