

## BRITTAIN LANE, WARWICK CV34 6DX



### A THREE BEDROOM END OF TERRACED FURNISHED HOUSE

- End of Terrace
- Desirable Location
- Part-Furnished
- Three Bedrooms
- Restrictions: No Pets
- Available: January 2026
  - EPC: C (78)
  - Council Tax Band - E

3

Part furnished

£1,200 PCM

\*MAXIMUM CAPACITY FOR VIEWINGS REACHED\* Located off the desirable Myton road on this popular modern development, close to local schools.

An ideally situated three bedroom, family home offered on a part furnished basis. The property is comprised in brief of an entrance hall with w/c leading to fitted kitchen with white goods including fridge / freezer, washing machine and dishwasher. Bright and airy living room with French doors to a garden with patio and lawn. The first floor offers three bedrooms with master en-suite and family bathroom. Parking available at the front of the property.

Myton Road has good access to Warwick, Leamington, Shires retails park and is well connected to the M40 and other motorway networks.

Available January 2026.

Sorry, pets not permitted.

#### **To the front**

Shallow fore garden with well stocked borders giving access to the first door

#### **Entrance Hall**

With doors leading off to kitchen, wv fl WC, under-stairs, study and lounge. Stairs to the first floor

#### **Lounge**

With window to the front elevation and french doors leading onto the garden

#### **Study**

With window to the front elevation

#### **Ground Floor WC**

With low level WC and pedestal hand basin

#### **Kitchen**

Window to front elevation, doors to rear garden. One and a half bowl sink, built-in dishwasher, electric hob with extractor fan, electric oven, fridge and freezer.

#### **Landing**

Storage cupboard with immersion. Further storage cupboard. Window to front and rear

#### **Bedroom One**

Window to the front. Built-in wardrobe and door to the

#### **En-suite Shower Room**

Shower cubicle, pedestal wash hand basin, low level WC obscure window to the rear

#### **Bedroom Two**

Window to front. Built-in wardrobe, double

#### **Bedroom Three**

Further bedroom with window to front

#### **Bathroom**

Window to the front, obscure glazed. Bath with shower over, low level WC, pedestal wash hand basin

#### **Garden**

To rear, paved patio area and pathway, grassed area

#### **One Allocated Parking Space**

The garage is not included in this tenancy

#### **Tax Band**

Council Tax Band E

#### **Holding Deposit**

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)

#### **Lettings Disclaimer**

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	78	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	80	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	