



## TO LET UNFURNISHED

A SPACIOUS TWO BEDROOM PERIOD  
COTTAGE IN THE VILLAGE CENTRE

RENT: £1100pcm

DEPOSIT: £1269.23

HOLDING DEPOSIT: £253.84

NO TENANT APPLICATION FEES

- Sitting Room
- Dining Room
- Kitchen
- Study
- Two Bedrooms
- Bathroom
- Rear Patio Garden
- EPC Band E

KINETON  
£ 1100pcm

**HAZELDENE**  
**2 BANBURY STREET**  
**KINETON**  
**CV35 0JS**

11 miles from Stratford upon Avon, Banbury, Warwick and Leamington Spa 3½ miles from junction 12 of the M40 motorway at Gaydon

**A SPACIOUS TWO BEDROOM PERIOD COTTAGE IN THE VILLAGE CENTRE**

Viewing strictly by appointment

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

**Kineton** is a small South Warwickshire town situated 11 miles from Banbury, Stratford-upon-Avon, Warwick and Leamington Spa. There are a number of shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, two public houses, sports clubs and primary and secondary schools. Kineton is situated about 3½ miles from Junction 12 of the M40 Motorway at Gaydon, which gives road access to Oxford and London to the south and Birmingham and the Midlands to the north. There are main line stations at Banbury and Leamington Spa.

**Hazeldene** occupies a central position overlooking the War Memorial, within easy walking distance of the shops and other amenities. It is constructed of brick under a blue slated roof and has the benefit of oil-fired heating.

**GROUND FLOOR**

**Sitting Room** 12'0"x11'9" (3.66m x 3.58m) with cast iron fireplace, TV point and radiator. **Study** 13'0"(max) x9'3" (3.96m (max) x 2.82m) with cast iron fireplace, telephone point and radiator. **Dining Room** 12'6"x7'0" (3.81m x 2.13m) with Grandee oil fired boiler, cupboard under stairs, fitted shelving and radiator. **Kitchen** 12'3"x7'0" (3.73m x 2.13m) with units comprising sink unit, work surfaces with drawers and cupboards under, and three double wall cupboards over, plumbing for dishwasher and washing machine, electric oven, extractor hood, electric fan heater and door to rear garden.

**FIRST FLOOR**

**Landing.** **Bedroom One** 12'0"x12'0" (3.66m x 3.66m) with built-in wardrobe cupboards and radiator. **Bedroom Two** 13'0" x9'3" (3.96m x 2.82m) with radiator. **Bathroom** with panelled bath, Electric shower, rail and curtain, pedestal wash basin with

mirror and electric light/shaver point over, WC, heated towel rail and radiator.

**OUTSIDE**

Rear Patio with outside tap and light, oil tank, two brick store sheds, covered fuel store and pedestrian right of way to Banbury Street.

**GENERAL INFORMATION**

**Directions**

From Colebrook Seccombes office turn left and walk down Banbury Street and Hazeldene can be found on the left before the Co-operative Store.

**WHAT3WORDS**

///ripen.cutlets.scale

**Services**

Mains water, electricity and drainage are connected to the property. Oil-fired central heating.

Ofcom Broadband availability: Ultrafast. Ofcom Outdoor Mobile coverage- Good: 3, EE, O2 & Vodaphone.

On street parking

**Council Tax**

Payable to Stratford District Council.

Listed in Band C

**Energy Performance Certificate**

Current: 48 Potential: 81 Band: E

**Tenancy**

Hazeldene is available to let for Assured Periodic Tenancy at an initial rent of £1100.00 per calendar month. This rent is exclusive of council tax (Band C), water rates, telephone, oil and electricity charges.

**Material information:**

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

**Deposit**

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

**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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