



GODFREY-PAYTON  
CHARTERED SURVEYORS



LETTINGS

£2,000 Per month

Ormond Lodge Stratford Road, Newbold On Stour, CV37 8TS

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Located in Newbold-on-Stour is this well presented and spacious three/four double bedroom detached home offering modern living, a large drive a wrap-around garden.

The property is available immediately and briefly comprises: entrance hall, three/four reception rooms, breakfast kitchen with island, ground floor W.C., ground floor shower room, an ensuite to the principal bedroom and a large family bathroom.

The village of Newbold-on-Stour is well serviced and ideally located for surrounding towns including Stratford-upon-Avon, Shipston-on-Stour and Warwick being approximately 20 miles away. The village itself has a local shop, Public House and tranquil countryside walks.

## General Remarks

### GENERAL REMARKS & STIPULATIONS SERVICES:

Mains water, electricity and drainage.

### DEPOSITS

A Holding Deposit of one week's rent will be required prior to satisfactory references being sought for the tenancy and IF application is successful this will contribute towards the first month's rent due.

Tenancy Deposit Upon the granting of a tenancy, five weeks' rent in advance will be required to be held for use against any damage to the property or failure to meet the terms of the agreement.

The deposit will be placed in a non-interest bearing account. Godfrey-Payton is a member of the Tenancy Deposit Scheme and an explanatory leaflet will be given to the tenant together with all other necessary information.

### PAYMENTS WHICH MAY BE INCURRED DURING THE TENANCY (TO AGENT)

Changes to tenancy agreement - £50

Payment of interest for any late payment of rent at a rate of 3%

Loss of keys/security devices - £75

Payment of any unpaid rent or other reasonable costs associated with early termination of the tenancy

### REGULATED BY RICS

### APPLICATIONS

Applications will be via Godfrey-Payton following an internal inspection of the property by the prospective tenant and satisfactory references being obtained

### RESPONSIBILITIES:

TENANT: Internal decorations and minor repairs, garden maintenance

Lighting, heating, water, telephone.

LANDLORD: Repair of main structure and external painting. Insurance of the building (but NOT the contents)

### Ormond Lodge comprises in further detail:

The detached property is approached via a gravel-laid driveway, leading to an open canopy and main entrance door opening to:

#### Entrance Hall

Ceiling light point and doors to:

#### Living Room

With window to front aspect and feature recess to chimney breast with fitted burner.

#### Reception Room Two

Bay window to side aspect with window seat, ceiling light point and opening with step up to:

#### Kitchen

Window to side aspect, window to rear aspect, ceiling spot lights, radiator and a fitted kitchen comprising: range of wall, drawer and base units with work surfaces over, feature island with breakfast bar, integrated dishwasher, fridge and freezer, range style cooker with gas hob and cooker hood over, with door leading to rear lobby and door to:

#### Reception Room Three

Window to rear aspect, door to rear aspect opening to rear garden area, window to side aspect, ceiling light point and radiator, with door opening to:

#### Rear Hall

Door to side aspect with feature fan light opening to garden, stairs leading to first floor accommodation, understairs storage cupboard, radiator and doors to:

#### Inner Lobby

Window to side aspect, ceiling light point, radiator and doors to:

#### Ground Floor W.C.

High level window, ceiling light point, low level flush w.c. and wash hand basin.

#### Utility Cupboard

Ceiling light point, shelving, worksurface with space and plumbing for washing machine and tumble dryer below.

#### Storage Cupboard

With coat rail and shelf.

#### Rear Lobby

Accessed via the rear hall with ceiling light point, window to side aspect and doors to:

#### Ground Floor Shower Room

Ceiling light, partially tiled walls, low-level flush w.c., wash hand basin with mixer tap and vanity unit, radiator and walk-in shower cubicle with wall mounted shower and glass sliding door.

#### Reception Room Four / Bedroom Four

Feature vaulted ceiling, Sky light, window to front aspect, door opening to courtyard area, ceiling light point and radiator.

#### First Floor Accommodation

Stairs lead from the Rear Hall to:

#### Landing

High-level window to side aspect, additional window to side aspect, ceiling light points, loft hatch access, feature shelving with storage cupboards to sides, radiator and doors to:

#### Bedroom Three

Window to side aspect, ceiling light point and radiator.

#### Family Bathroom

Window to side aspect, ceiling spot lights, radiator and a fitted suite comprising: low-level flush w.c., paneled bath with telephone style mixer tap over, shower cubicle with wall-mounted shower, wash hand basin with mixer tap encased in vanity.

#### Bedroom One

Window to front aspect, ceiling light point, radiator, carpeted flooring and door to:

#### En-Suite Shower Room

Window to front aspect, ceiling spot lights and a suite comprising: low-level flush w.c., wash hand basin encased in vanity unit and walk-in shower cubicle with wall mounted shower.

#### Bedroom Two

Window to front aspect, ceiling light point and radiator.

#### Outside

#### Wrap Around Garden

The garden can be accessed via the driveway, gated side access, rear hall, reception room three or reception room four/bedroom four and comprises: courtyard area with access to a wrap-around lawn with shed and paved seating area.

## Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

## Directions

