



GODFREY-PAYTON
CHARTERED SURVEYORS



LETTINGS



£1,400 Per month

Sowe Field Farm Lentons Lane, Aldermans Green, Coventry, CV2 1PA

Sowe Field Farm Lentons Lane, Aldermans Green, Coventry, CV2 1PA

Location

The property is situated just outside the village of Aldermans Green, in an elevated and rural setting, accessed via a long private farm drive.

Coventry (6 miles), Birmingham (23 miles), Rugby (13 miles), and Leicester (22 miles). The property is just a short drive from a range of public houses, hotels, shops, garages, primary schools and secondary schools with both state and private options. The property is also 6 miles from Coventry train station, which has direct lines to London, Birmingham and Manchester.

Ground Floor

Entrance porch, leading into a hall area, with sitting room, dining room and kitchen. There is also a WC and separate shower room.

First Floor

Three double bedrooms with built in storage, and a family bathroom with a separate WC, all accessed from a central landing.

Outside

The property benefits from secure parking and a private garden enclosed by hedges and fences. There is a single detached garage/shed.

Services

Mains electricity and water, with private drainage. The property benefits from oil central heating.

EPC

EPC Rating E

Terms

The property is to be let on an Assured Periodic Tenancy agreement

Responsibilities and day-to-day internal maintenance

Tenant Garden maintenance, and all household bills and council tax.

Landlord Repair of main structure, external decoration and insurance of building (excluding contents).

Deposit

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

Once successful, the in-going tenant will be required to pay a Tenancy Deposit equivalent to five weeks' rent prior to the tenancy agreement commencing. This will be held for use against damage or failure to meet the terms of the tenancy agreement. The deposit is held in a non-interest bearing account. Godfrey-Payton Chartered Surveyors are a member of the Tenancy Deposit Scheme. An explanatory leaflet and all other information will be given to the successful tenant.

Viewing

Strictly by appointment only through the Letting Agents. Coventry office (02476 226684 or Coventry@godfrey-payton.co.uk).

Applications

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

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

