



GODFREY-PAYTON  
CHARTERED SURVEYORS



**£1,000 Per month**

St Chads Vicarage Hillmorton Road, Coventry, CV2 1FY

# St Chads Vicarage Hillmorton Road, Coventry, CV2 1FY

**\*\* 6 Month Let Only\*\***

## Entrance Hallway

A porch leads into the internal hallway with access to the downstairs WC and

## Kitchen

17'5" x 16'9" (widest point) (5.32 x 5.12 (widest point))  
Large 'L' shaped kitchen with plenty of floor and wall units. Window to the rear elevation above the sink. Door leading into a small panty and access to the outside.  
Door leading into the dining room

## Lounge

15'10" x 14'9" (4.85 x 4.52)  
Lounge with sliding doors into the garden, feature brick fireplace, Parquet flooring with bifold doors leading into

## Dining Room

12'0" x 9'10" (3.67 x 3.01)  
This can be sectioned off or opened out to create a bigger space.

## Study

13'4" x 9'8" (4.07 x 2.95)  
The study can be accessed via the lobby or the hallway. It has its own WC. Window to the side elevation and shelving on both sides of the room.

## Master Bedroom

15'10" x 14'9" (4.85 x 4.52)  
'L' shaped bedroom with balcony over looking the garden, plenty of natural light coming in from the additional two windows and built in storage

## Bedroom Two

13'6" x 9'7" (4.13 x 2.94)  
Window to the side elevation. Room benefits from built in storage

## Bedroom Three

13'3" x 9'7" (4.06m x 2.94)  
Window the the front elevation. Room benefits from built in storage

## Bedroom Four

10'1" x 9'8" (3.08 x 2.96)  
Window to the side elevation. Room benefits from built in storage

## Bathroom

Tiled bathroom with obscure window. WC, pedestal wash hand basin and bath with shower over and glass shower screen

## Diocese Owned

This Property is owned by the Diocese of Coventry and may be expected to house a Minister at some time in the future. It is not always possible to determine exactly when the house may be required. Two months' notice will be served when the property needs to be recovered under Ground 5 (Minister of Religion) as and when required.

The rental value does take into account this element of uncertainty.

By signing the Tenancy Agreement you are confirming that you understand and accept these terms.

VIEWING:

By arrangement with the Agents

## 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

