



TO LET UNFURNISHED

A MID-TERRACE TWO-BEDROOM PERIOD COTTAGE WITHIN EASY WALK OF THE TOWN CENTRE

RENT: £1,000.00 pcm
DEPOSIT: £1,153.84
HOLDING DEPOSIT: £230.76

NO TENANT FEES

- Entrance Hall
- Kitchen
- Living Room
- Bathroom
- Two Bedrooms
- Two Parking Spaces
- Small Front Garden
- EPC Band D

SHIPSTON ON STOUR
£1,000 pcm

**6 OLD SCHOOL HOUSE
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4AU**

6 miles from Moreton on Marsh
11 miles from Stratford upon Avon
15 miles from Warwick (J15 M40)
15 miles from Banbury (J11 M40)

**A CHARMING TWO-BEDROOM PERIOD
TERRACED COTTAGE SITUATED CLOSE
TO THE TOWN CENTRE**

**Viewing strictly by appointment
01926 640 498
lettings@colebrookseccombes.co.uk**

Shipston on Stour is a former market town located in South Warwickshire. The town has a busy local centre with good shopping, educational and recreational facilities. Shipston is well situated for commuters to London and the West Midlands as Junctions 11 and 15 (M40) are accessible at Banbury and Warwick respectively. The mainline railway to London Marylebone takes approximately 55 minutes from nearby Banbury.

6 Old School House is an attractive terraced cottage which was converted from a former Victorian school. The property offers well-proportioned accommodation with double glazing and gas-fired heating. There is a small garden area to the front of the property, as well as two allocated, off-street parking spaces.

GROUND FLOOR

Entrance Hall with tiled floor and stairs to first floor.

Kitchen 4.59m x 1.96m (15'x6'5) with a range of fitted base and wall units, inset stainless steel 1½ bowl sink, electric hob and double oven, dishwasher, washing machine and recess for fridge freezer.

Living Room 5.12m x 3.03m (16'9x9'11) with two windows to the rear, understairs cupboard and fitted bookshelves.

FIRST FLOOR

Landing with window to rear and access to loft space.

Bedroom One 4.08m x 2.49m (13'4x8'2) with fitted wardrobes and velux window. **Bedroom Two** 2.97m x 2.62m (9'8x8'7) with velux window.

Bathroom Bath with shower over and shower screen, wash-hand basin, WC and airing cupboard with combi boiler.

OUTSIDE To the front of the property there is a small open lawned area with flower borders, beyond which is the communal parking area, bins and clothes drying area.



GENERAL INFORMATION

Directions

CV36 4AU

From the centre of Shipston on Stour take Church Street (A3400) north for Stratford upon Avon. Continue past the turn for Station Road and turn left into Watery Lane. Old School House is immediately left onto a gravelled area. Number 6 can then be found in the middle of the terrace.

What 3 Words

///unclaimed.riding.season

Services

Mains water, electricity, gas and drainage are understood to be connected to the property. Telephone and internet are subject to BT transfer regulations. Ofcom Broadband availability: Ultrafast. Ofcom Outdoor Mobile coverage- Good: 3, EE, O2 & Vodafone. Two allocated parking spaces.

Council Tax

Payable to Stratford District Council. Listed in Band B

Energy Performance Certificate

Current: 64 Potential: 89 Band: D

Tenancy

6 Old School House is available to let on an assured periodic tenancy at an initial rent of £1000 per calendar month, exclusive of council tax, water, drainage, gas, electricity, telephone etc. An application form will be required for each applicant and processing takes about five working days to complete.

Deposit

Before taking up residence the Tenant will be required to pay a deposit of a minimum 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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