

THE PROPERTY



TO LET UNFURNISHED

TWO-BEDROOM SEMI-DETACHED HOUSE
WITH OFF-ROAD PARKING
CONSERVATORY & COURTYARD GARDEN

RENT: £1200.00 pcm
DEPOSIT: £1384.61
HOLDING DEPOSIT: £276.92

NO TENANT APPLICATION FEES

- Entrance Hall
- Kitchen
- Living Room
- Conservatory
- Two Bedrooms
- Bathroom
- Rear Garden
- Off-Street Parking
- EPC Band D

SHIPSTON ON STOUR
£1200 PCM

2 HANSON FARM COTTAGES, CAMPDEN ROAD SHIPSTON-ON-STOUR CV36 4DH

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

TWO-BEDROOM SEMI-DETACHED HOUSE WITH OFF-ROAD PARKING CONSERVATORY & COURTYARD GARDEN

Viewing strictly by appointment

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Shipston on Stour is an attractive former market town situated in South Warwickshire. The town is a busy local centre with good shopping, primary and secondary schooling, recreational facilities and restaurants serving its own population and a number of surrounding villages. The Cotswold Hills are a short distance away, offering a wide range of outdoor pursuits and activities. There are mainline stations at Moreton-in-Marsh and Banbury with train services to Oxford and London and Birmingham.

2 Hanson Farm Cottages is a two-bedroom semi-detached property set back from the main Campden Road, approximately 10 minutes walking distance of the town centre and the local facilities. The property benefits from UPVC windows, conservatory and enclosed south-west facing garden.

THE GROUND FLOOR

Entrance Porch & Entrance Hall. Kitchen 8'10" x 7'11" (2.69m x 2.41m) part-tiled floor with sink unit and drainer, fitted cupboard under, work surface with fitted cupboards under and wall units above, gas oven with four ring gas hob above and extractor fan over, plumbing for washing machine and space for fridge/freezer. **Living Room** 16'6" x 8'10" (5.03m x 2.69m) widening to 11'7" (3.53m) with electric fire and understairs storage cupboard. **Conservatory** double glazed and door to back garden.

THE FIRST FLOOR

Landing with access to roof space. **Bedroom One** 11'7" x 8'7" (3.53m x 2.62m) with built-in double wardrobe. **Bedroom Two** 11'7" x 8'5" (3.53m x 2.57m) boiler cupboard with Worcester combi boiler. **Bathroom** 6'2" x 5'7" (1.88m x 1.70m) including

bath with shower attachment and concertina shower screen, wash hand basin, WC and extractor fan.

OUTSIDE

To the rear of the property is an enclosed south facing garden, principally paved, with flower and shrub borders, timber garden shed and side gate. To the front of the property there is off-road parking for two vehicles.

GENERAL INFORMATION

Directions

CV36 4DH

From the town centre, proceed West along the B4035 Campden Road, where Hanson Farm cottages will be found set back from the road a short distance after the turning into Hanson Avenue on the left-hand side.

What3Words: ///receiving.bumpy.transcribes

Services

Mains water, electricity, gas and drainage are connected to the property. The central heating gas fired boiler. Ofcom Broadband availability: Ultrafast. Ofcom Outdoor Mobile coverage Good: 3, EE, O2 & Vodafone.

Council Tax

Payable to Stratford District Council. Listed in Band C

Energy Performance Certificate

Current: 67 Potential: 85 Band: D

Tenancy

The property is available to let at a rent of £1200 per calendar month, exclusive of outgoings including: council tax, water rates, telephone and electricity.

Deposit

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

Material information:

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

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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