



A THREE-BEDROOM PERIOD COTTAGE BACKING ON TO OPEN FIELDS

Rent: £1350.00 pcm
Deposit: £1557.69
Holding Deposit £311.53

NO TENANT APPLICATION FEES

- Kitchen/Breakfast Room
- Living Room
- Conservatory
- Three Bedrooms
- Bathroom
- Garden
- Off road parking by arrangement
- EPC Band E

LOWER BRAILES
£1350 pcm

PARK VIEW FRIARS LANE LOWER BRAILES OX15 5HU

3 miles from Shipston on Stour
9 miles from Moreton in Marsh
11 miles from Banbury
12 miles from Stratford-upon-Avon

A SEMI-DETACHED THREE BEDROOM HORNTON STONE AND RENDERED BRICK PERIOD COTTAGE

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

Lower Brailes is situated in South Warwickshire, close to the North Oxfordshire border; although in Warwickshire, the postal address for the village is Lower Brailes, Nr Banbury, Oxfordshire. Within the adjoining villages of Upper and Lower Brailes there are a variety of shops and stores including a butcher, general stores, post office and newsagents. The local town of Shipston on Stour has a more comprehensive range of facilities. Junctions 11 and 15 of the M40 Motorway are at Banbury and Warwick respectively, with main line railway stations at Banbury and Moreton in Marsh with excellent services to Oxford, London and Birmingham.

Park View comprises an attached period cottage, located towards the end of a quiet no through lane, with easy access to open countryside. The property offers balanced accommodation with oil fired central heating and a delightful enclosed rear garden.

THE GROUND FLOOR

Entrance Hall. **Kitchen/Breakfast Room** 16'0"x9'9" (4.88m x 2.97m) With a range of floor and wall cupboards with worksurfaces over and stainless steel sink, electric oven and hob, plumbing for washing machine and recently fitted oil-fired boiler. **Sitting Room** 17'9"x13'0" (5.41m x 3.96m) With brick fireplace housing multi-fuel burner, TV point, telephone point, radiator and French windows to **Conservatory** 20'0"x7'0" (6.1m x 2.13m) with French windows to garden

THE FIRST FLOOR

Landing Airing cupboard, carpet throughout first floor.

Bedroom One 13'0"x10'5" (3.96m x 3.18m) With wardrobe, telephone point, TV point. **Bedroom Two** 10'9"x8'5" (3.28m x

2.57m) With Victorian fireplace (not working) **Bedroom Three** 10'3"x7'0" (3.12m x 2.13m) outlook to the lane. **Bathroom** With panelled bath, Mira electric shower over, WC and pedestal washbasin.

OUTSIDE

With paved terraced area and mainly laid to lawn with planted borders and backing onto open fields. Outhouse with electric light, power supply, space and plumbing for washing machine. Pedestrian gate returns to the front of the property and Friars Lane.

Parking is by arrangement at the end of Friars Lane, or on the main street.

GENERAL INFORMATION

Directions

OX15 5HU

From Stratford upon Avon take the A3400 to Shipston on Stour. In Shipston take the B4035 for Banbury. Proceed through Upper Brailes and into Lower Brailes. Just past the church, turn left into Friars Lane, and then park in the spaces on the left towards the end of the lane. Park View is the white cottage just behind.

Services

Mains water, drainage and electricity are connected to the property. Oil central heating. Ofcom Broadband availability: Ultrafast. Ofcom Outdoor Mobile coverage Likely: EE, O2 & Vodafone. 3 – Limited. On street parking by arrangement.

Council Tax

Payable to Stratford District Council. Listed in Band B

Energy Performance Certificate

Current: 51 Potential: 86 Band: E

Tenancy

Park View is available to let for an initial period of twelve months' at a rent of £1350 per calendar month exclusive of council tax water rates, telephone, oil and electricity charges.

Deposit:

Before taking up residence a Tenant will be required to pay a deposit of 5 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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