



2 The Tanyard
Henley-In-Arden, B95 5AJ

No.2 The Tanyard is accessed via electronically operated gates which lead into the small development. The property is approached behind a small foregarden which houses a range of mature plants, shrubs and flowerbeds. The front of the property is approached via a solid timber door which opens into:-

Entrance Hall
13'9" max x 6'6" max (4.2m max x 2m max)

With inset coir mat, open-reach BT phone point, radiator. Staircase rising to the first floor landing. Telecom intercom system. Doors opening into the cloakroom and lounge.

Guest Cloakroom
3'3" x 5'6" (1m x 1.7m)

Wall tiling to half height, low level W.C, pedestal wash hand basin, under-stairs storage cupboard and radiator.

Lounge
13'5" x 10'9" to fireplace (4.1m x 3.3m to fireplace)

Feature coving to ceiling, double glazed bay window to the front, feature fireplace with inset gas coal effect fire. TV aerial and telephone point, radiator.

Breakfast Kitchen
10'5" x 20'4" (3.2m x 6.2m)

A range of wall, base and drawer units with roll top work surfaces over. Inset one & a quarter stainless steel sink unit with chrome mixer tap over. Built in 'Bosch' electric oven. Inset four ring gas burning hob with extractor hood over. Integrated dishwasher, fridge freezer and automatic washing machine. Two radiators, double glazed window to the rear and double glazed patio doors giving access to the courtyard garden. Wall cupboard housing the central heating boiler. TV aerial and telephone points.

First Floor Landing
Hatch giving access to the loft. Airing cupboard housing the hot water cylinder with shelving above. Doors to three bedrooms and bathroom.

Bedroom One With En-Suite
9'6" x 9'2" to wardrobe fronts (2.9m x 2.8m to wardrobe fronts)

Double glazed window to the front. Built in wardrobe with hanging rail and shelving. T.V aerial and telephone points. Feature coving to the ceiling. Radiator. Door to:-

En-Suite
3'7" x 7'2" (1.1m x 2.2m)

Low level W.C, pedestal wash hand basin. Tiling to splash-back areas. Shower cubicle with mains fed shower over and glass sliding door. Ladder style heated towel rail. Shaving point. Extractor fan. Radiator.

Bedroom Two
10'2" x 8'6" (3.1m x 2.6m)

With fitted wardrobe providing hanging rail and shelving. Large feature Velux skylight. Radiator.

Bedroom Three
6'2" x 6'6" (1.9m x 2m)

Fitted storage cupboard, double glazed window to the front. Radiator.

Family Bathroom
5'6" x 8'6" (1.7m x 2.6m)

4-piece white suite comprising; low level W.C, bidet, pedestal wash hand basin, panelled bath with chrome mixer tap over and telephone shower attachment. Double glazed window to the rear. Ladder style towel rail and extractor fan.

Courtyard Garden
A low maintenance courtyard garden bound on two sides with timber fencing and a brick wall to the third. Exterior lighting. A timber gate gives side access to the front of the property.

Garage En-Bloc
16'8" x 8'6" (5.1m x 2.6m)
Located in the middle of the block. Electric metal up and over door, power and lighting.

Parking
Two further private parking places within this secure gated development.

Further Information
Services:
Mains electricity, gas, water and drainage are connected to the property.

Council Tax:
Stratford on Avon District Council - Band E

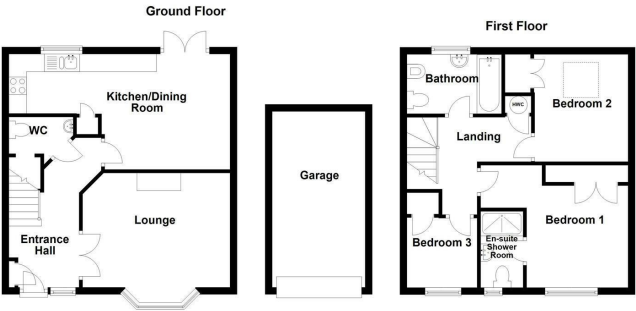
Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.
For more information visit: <https://checker.ofcom.org.uk/>

Viewing:
Strictly by appointment only, through John Earle on 01564 794 343

A holding deposit is required equivalent to 1 weeks rent.

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb)

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E		
(41-48) F			(41-48) F		
(31-40) G			(31-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		