HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

COBHAM GREEN, LEAMINGTON SPA CV31 2TH

A TWO BEDROOM SEMI DETACHED HOUSE IN CUL DE SAC LOCATION CLOSE TO THE TECHNOLOGY PARK, WITH GOOD ACCESS TO THE B4100, M40 AND ASSOCIATED MOTORWAY NETWORKS. COMPLETE WITH A SINGLE GARAGE, DRIVEWAY PARKING AND A GENEROUS REAR GARDEN

- Semi-Detached House
- Kitchen Breakfast Room
- Two Double Bedrooms
- Driveway & Single Garage
- Generous Rear Garden
- Available early November
- Council Tax Band: C
- EPC: C
- Unfurnished

Unfurnished **£1,150 PCM**

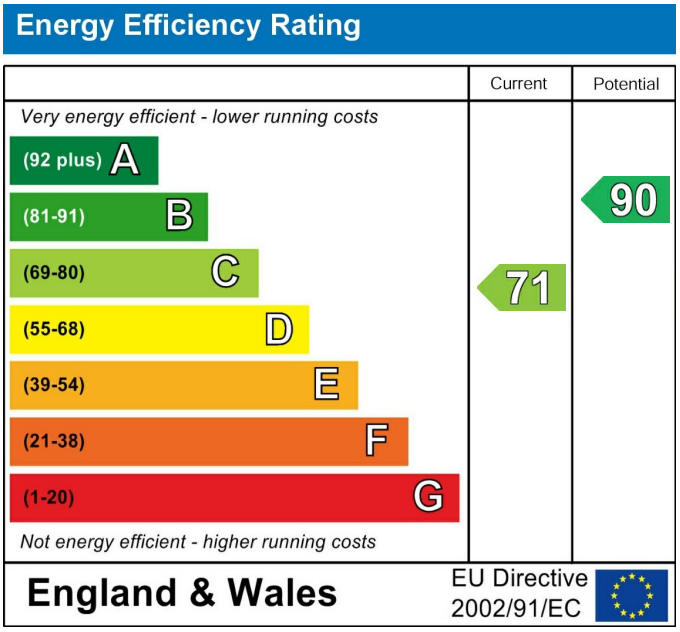
www.hawkesford.co.uk t: 01926 430 553 e: leamington@hawkesford.co.uk

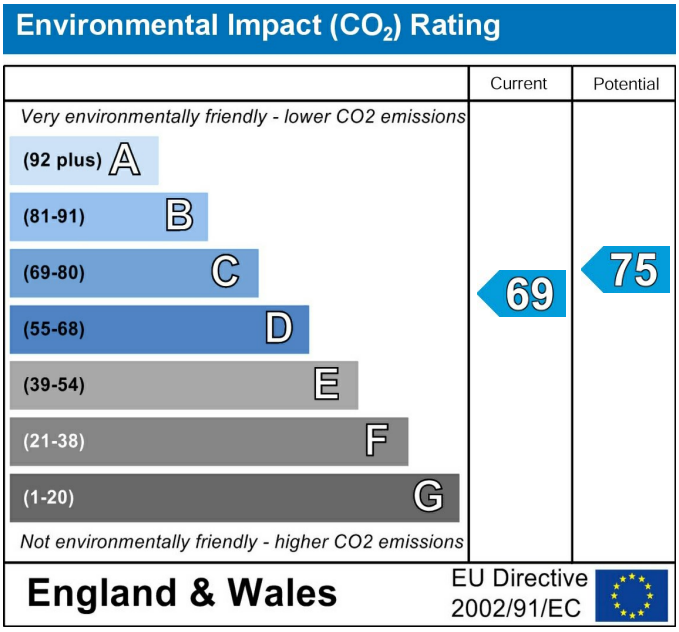
The property comprises an entrance hall with alarm system, a comfortable lounge featuring a gas fire and useful under stairs storage, and a fitted kitchen with appliances and a dedicated dining area. There are two well-proportioned double bedrooms, with the master bedroom benefiting from built-in wardrobes. The bathroom is fitted with a bath and shower over. Externally, the property enjoys a rear garden with access to a single garage, along with a private driveway providing off-road parking.
The property is available early November on an unfurnished basis.

Tax Band
Council Tax Band C

Holding Deposit
No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

Lettings Disclaimer
Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
90
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
69
75
England & Wales
EU Directive 2002/91/EC