

CHURCH STREET, WARWICK CV35 8EW



- **FURNISHED CHARMING COTTAGE**
 - **TWO BEDROOM**
- **SOUGHT AFTER VILLAGE LOCATION**
 - **TWO RECEPTION ROOMS**
 - **FITTED KITCHEN**
 - **COURTYARD GARDEN**
 - **HIGH SPEC THROUGHOUT**
 - **SORRY NO PETS**
- **SIX OR TWELVE MONTH TENANCY**

2 BEDROOMS

£1,100 PCM

A charming unfurnished two bedroom cottage located in the popular village of Barford. the Property is finished to a high standard and comprises Living room with log burner, dining area and fitted Kitchen with Appliances. Upstairs is the main bedroom, bedroom 2/study and a refitted bathroom. Outside is a south facing courtyard garden.

AVAILABLE 3rd February

Due to surroundings I am afraid NO PETS OR CHILDREN

Living Room

Via front entrance door, comprising sofa, chair, coffee table, wood burner and built in shelving unit.

Dining Area

Comprising under stairs storage, table and chairs

Fitted Kitchen

Comprising range of units, Cooker, integral fridge/freezer, washing machine. ceramic tiled flooring, window to rear, door giving access to courtyard garden

First Floor Landing

Master Bedroom

Double Bedroom comprising Double bed, wardrobes, chest of drawers and bedside cabinets.

Bedroom Two

Comprising window to rear aspect, wall mounted radiator, sofa bed, chest of drawers

Bathroom

Bath with shower over, wash hand basin with cupboard below, Low Level WC, wall mounted radiator, skylight, wall mounted boiler.

Courtyard Garden

South facing court yard garden

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 Robert West 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.

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)

Tax Band

The Council Tax Band is C



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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