

WEST STREET, WARWICK CV34 6AH



A DELIGHTFUL TWO BEDROOM COTTAGE WITHIN WALKING DISTANCE OF THE TOWN CENTRE. THE PROPERTY HAS A WEALTH OF ORIGINAL FEATURES AS WELL AS A SHARED GARDEN WHICH IS MAINTAINED BY THE LANDLORD INTERNAL VIEWING IS HIGHLY RECOMMENDED

- Cottage
- Town Centre Location
 - Living Room
 - Dining Room
 - Fitted Kitchen
 - Two Bedrooms
 - Available: 25th July
- Restrictions: No pets. No smoking.
 - Current EPC Rating: 50 (E)

2

Unfurnished

£895 PCM

This is a quirky cottage in the popular market town of Warwick. With beams throughout, tiled flooring and the second bedroom is an old priest hole.

Dining Hall 11'0" x 8'10" (3.35 x 2.69)

With tiled floor, feature fireplace, original beams to walls and ceiling. Door and window to side elevation, step up and archway leading to the:

Kitchen 11'1" x 10'3" (3.37 x 3.12)

With tiled floor, brand new fitted kitchen, oven, washing machine, dishwasher and fridge freezer.

Lounge 13'10" x 10'3" (4.22 x 3.13)

With neutral carpet, feature fireplace, original beams and under stairs storage.

Staircase leading to the first floor:

Bedroom One 13'10" x 9'2" (4.22 x 2.79)

With neutral carpet and décor, beams to wall, window to front elevation and gas central heating radiator

Bathroom

With shower over bath, toilet and sink, window to side elevation and built in storage cupboards

Bedroom Two 10'3" x 11'8" (3.13 x 3.56)

Entry is through a low archway in to the second double bedroom with neutral carpet, beams to wall and ceiling.

OUTSIDE

To the rear of the property is a large communal garden which is shared with the next door property and is maintained by the Landlord.

Council Tax

The Council tax is a band 'D' from Warwick District Council.

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.

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Holding Deposit

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

The Holding Deposit for this property is £183.00

Rent

The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x 12 / 52 x 5 eg £1000 x £12000 / 52 = £230.77 x 5 = £1153.85).



