

WOOD STREET, SOUTHAM CV47 1PP



- MODERN COACHHOUSE
 - FITTED KITCHEN
- TWO RECEPTION ROOMS
- LOCATED IN CENTRE OF SOUTHAM
 - DOUBLE BEDROOM
 - BEDROOM 2/STUDY
- SHOWER ROOM & CLOAKROOM
 - UNFURNISHED
- SORRY NO PETS OR SHARERS
 - viewing recommended

2 BEDROOMS

£1,000 PCM

A Modern coach House situated in Southam town centre, the property has TWO reception rooms, fitted Kitchen with appliances, double bedroom, 2nd bedroom/study, shower room. Finished to a high spec, UNFURNISHED and available End April 2025
SORRY NO PETS OR SHARERS

viewing recommended

Entrance Hall/Cloakroom

Via private front entrance door, cloakroom with WC and wash hand basin, stairs to first floor

Living Room

Windows to front aspect, underfloor heating, wood flooring

Dining Area

Window to front aspect, storage cupboard, underfloor heating, wood flooring

Fitted Kitchen

Brand New Kitchen with range of units, cooker, integral dishwasher and washing machine, space for fridge/freezer, airing cupboard housing heating system, Belfast sink, stable door to rear garden

First Floor Landing

wall mounted radiator, doors to:

Bedroom One

Window to side aspect, Velux skylights, wall mounted radiator

Bedroom Two/Study

Study could be an occasional bedroom, window to side aspect, built in storage cupboard door leading to shower room

Shower Room

Double shower cubicle, wash hand basin, low level WC, heated towel rail

Outside

Space for table and chairs

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 E

