

DAVENTRY ROAD, SOUTHAM CV47 1PW



A RECENTLY REFURBISHED TWO BEDROOM SEMI DETACHED PROPERTY IN THIS POPULAR MARKET TOWN WITH THE ADVANTAGE OF OFF ROAD PARKING. IMMACULATELY PRESENTED AND BENEFITTING FROM A NEWLY FITTED KITCHEN AND APPLIANCES, VIEWING IS HIGHLY RECOMMENDED.

- Town Centre Location
 - Two Bedrooms
 - Newly Fitted Kitchen
- Redecorated throughout.
- Newly carpet and flooring.
 - Courtyard Garden
 - Off Road Parking
- Council Tax Band: B
 - EPC: D

2 BEDROOMS

£1,150 PER MONTH

This is a well presented town centre cottage with the advantage of off road parking and a courtyard garden with u-PVC double glazing throughout, Southam is a small market town with good local amenities to include, shops, schools, swimming pool/gym and has good local main road networks and bus routes.

Front

Porch roof over the front entrance door with part opaque glazed inserts giving access into

Reception Hall

Having light point to ceiling, understairs storage cupboard, single panel radiator, meter box and panel door through to

Living Room 15'7" x 9'3" (4.74 x 2.82)

Having light point to ceiling, u-PVC double glazed window to the front elevation, sliding u-PVC double glazed patio doors giving access onto the garden.

Dining Area

Kitchen 10'3" x 7'0" (3.13 x 2.14)

Newly fitted kitchen and appliances Having central light point to ceiling, u-PVC double glazed window to front elevation, range of base and wall cupboards, tiled floor, double panel radiator. Returning to the hall with stairs leading up to

Galleried Landing

Having light point to ceiling, u-PVC double glazed window overlooking the front elevation.

Hallway

Bedroom One 9'3" x 9'2" (2.83 x 2.79)

Having central light point to ceiling, u-PVC double glazed window overlooking side elevation and single panel radiator.

Bedroom Two 10'3" x 7'1" (3.13 x 2.17)

Having access to loft void with pull down ladder, light point to ceiling, u-PVC double glazed window to front elevation and single panel radiator.

Bathroom 6'1" x 6'0" (1.86 x 1.84)

Having central light point to ceiling, opaque u-PVC double glazed window to front elevation, single panel radiator, suite to comprise panelled bath with shower over, low level flush wc, pedestal wash hand basin, single panel radiator.

Outside

To the front elevation the property is accessed directly from the pavement via a small block paved path, Either side of this double fronted property there are small areas of foregarden. There is an allocated parking space accessed from School Street and from this car parking space there is a wooden gate giving access into the side garden which is hard landscaped and walled throughout as a foregarden, set behind a low level brick wall.

At the rear of the property there are sliding patio doors which gives access onto a paved patio with a wooden gate which gives access to the allocated parking space.

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.

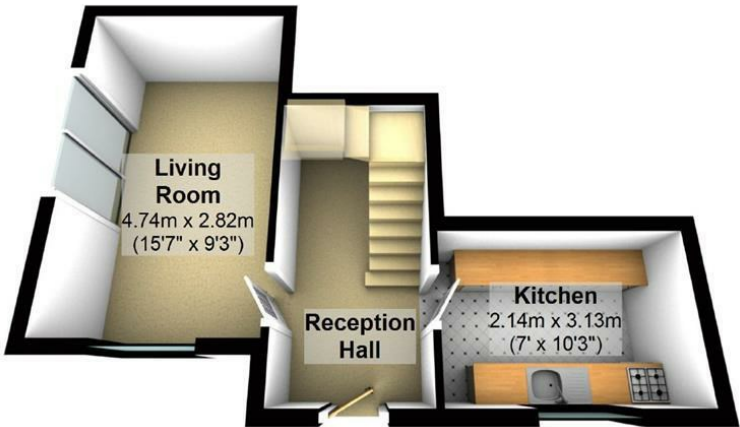
Holding Deposit

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



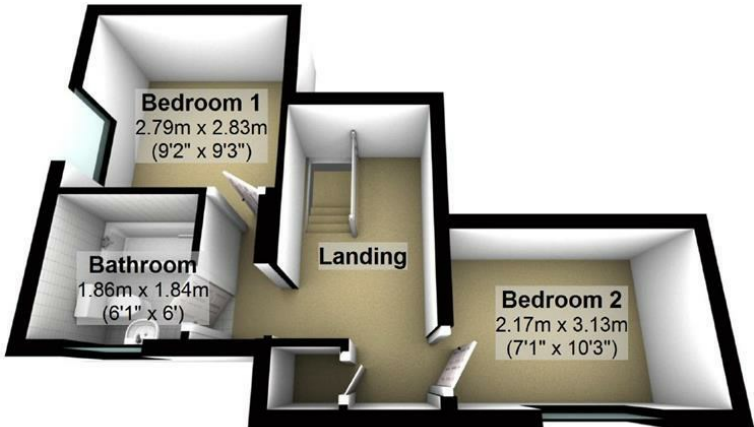
Ground Floor

Approx. 28.3 sq. metres (304.9 sq. feet)



First Floor

Approx. 28.8 sq. metres (309.5 sq. feet)



Total area: approx. 57.1 sq. metres (614.4 sq. feet)

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	

www.hawkesford.co.uk t: 01926 430 553 f: 01926 430538 e: leamington@hawkesford.co.uk