HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

VILLAGE STREET, LEAMINGTON SPA CV33 9AS



WELL PRESENTED THREE BEDROOM COTTAGE IN THE HEART OF THE POPULAR VILLAGE OF OFFCHURCH.

- **Detached Cottage in Village Location**
- **Modern Country Kitchen with fitted appliances**
- **Low Maintenance Garden**
- **3 Bedroooms (Two double and a single)**
- **One off road parking space**
- **Available: Immediately**
- **Ideally suited for a couple**
- **Pets by arrangement only**
- **EPC: D**

3 BEDROOMS | **£1,450 PER MONTH**

This beautifully renovated detached cottage in the heart of Offchurch is perfect for people searching for the quiet life.
With a spacious living room with electric fire, leading onto a modern country kitchen with built in appliances and a utility space with washing machine and dryer. The property also benefits from a modern downstairs family bathroom.

Upstairs there are two generous double bedrooms and a further single room which is perfect for a young family or a professional couple working from home.

Porch
Small entrance porch leading into the living room.

Living Room 13'11" x 12'11" (4.265 x 3.954)
Dual aspect window to the front and side elevation, Fireplace with wooden mantelpiece with working electric fire.

Family Bathroom 7'7" x 5'11" (2.335 x 1.807)
W/C, pedestal wash hand basin with shaver point. Bath with electric shower overhead. Obscure window to side. Heated towel rail.

Hallway
Two under stairs storage cupboards with automatic lighting. One nearest the kitchen has built in shelving. Stairs leading up to the first floor.

Kitchen
Dual aspect windows to front and rear of the property. Intergrated appliances including fridge/freezer, dishwasher, electric oven with a pizza oven setting and gas hob set into the work surface with extractor fan over. Butler sink overlooking the rear garden.

Utility Room
Window to rear, fitted washing machine and dryer with base storage units and a sink.

Outside
One off road parking space in front of the property with plenty of on-road parking available as well. Small front garden.

Rear garden, hard landscaped with mostly gravel with side gate leading to the front of the property.

Bedroom 2 10'1" x 8'9" (3.079 x 2.669)
Window to the rear of the property, built in cupboards with hanging rail.

Master Bedroom 12'3" x 10'7" (3.748 x 3.239)
Window to the front of the property.

Bedroom 3 11'6" x 8'2" (3.516 x 2.513)
Built in wardrobes and chest of drawers. Window to the side elevation of the property.

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

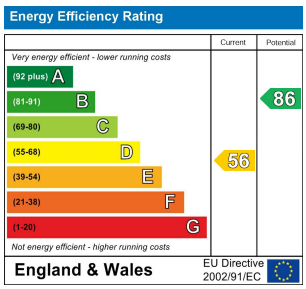
No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

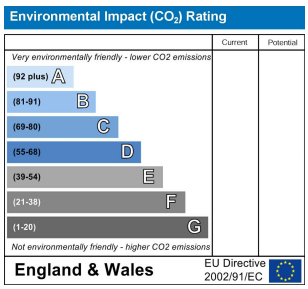
Tax Band

The Council Tax Band is D






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
56
86
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
England & Wales
EU Directive 2002/91/EC