

FOSSE WAY, LEAMINGTON SPA CV31 1XQ



THIS WELL PRESENTED, ONE BEDROOM BARN CONVERSION IS PRESENTED IN IMMACULATE ORDER WITH GARAGE EN BLOC

- **BARN CONVERSION**
 - Fitted Kitchen
 - Open Plan Living/Kitchen
- **ONE BEDROOM with Fitted Wardrobes**
 - Allocated Parking & Garage
 - Available Now
 - Modern Bathroom
 - Garden
- **VIEWING RECOMMENDED**

1 BEDROOMS

£1,100 PCM

Cedar Tree Farm is a rural development just off the Fosse Way. It is just over four and a half miles from the property to Leamington Spa. The ONE BEDROOM barn is presented in immaculate order with internal viewing recommended. It benefits from a garden, a parking space and single garage. The property would suit a couple or single professional.

SORRY NO PETS, UNFURNISHED

Open Plan Living / Kitchen Area 15'1" x 16'2" (4.61m x 4.93m)

The front door leads into this open plan area with quantum electric heaters and original beams. Log burning fire and double windows to the front elevation. To the kitchen area; electric oven, hob and extractor, integrated fridge/freezer, dishwasher and washing machine.

Bedroom One 12'9" x 9'2" (3.91m x 2.80m)

Triple built-in wardrobes, electric panel heater and window to the front elevation.

Bathroom

Re-fitted bathroom with built in vanity unit with sink, bath with shower over and low level WC.

Outside

To the front, the space is mostly laid to lawn with small patio area. The garage is en-bloc with parking space to front.

Accommodation

The property has open plan Living room with log burner, fitted kitchen with appliances, double bedroom with built in wardrobes, bathroom with shower, rear garden, garage and parking,

Council Tax

The Council Tax is band C with from Warwick District Council.

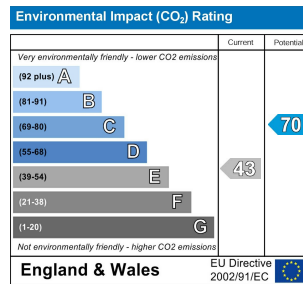
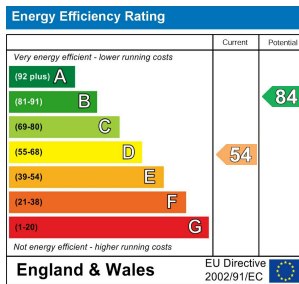
Holding Deposit

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

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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