

## BROOKSIDE, STRETTON ON DUNSMORE CV23 9LY



**A BEAUTIFULLY PRESENTED AND WELL MAINTAINED 4 BEDROOM COTTAGE IN THE HEART OF THE VILLAGE OF STRETTON ON DUNSMORE. PERFECT FOR A FAMILY WHO IS LOOKING FOR THAT VILLAGE LIFESTYLE IN A VILLAGE THAT HAS A LOT TO OFFER.**

- Four Bedroom Cottage
- Central Village Location
- Flexible Living Spaces
  - On-Street Parking
- Restrictions: No Pets
  - EPC: 62 (D)
- Available: Immediately
- Close To The Village Pub & Shop

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**Unfurnished**

**£1,400 PCM**

A beautifully presented 4 bedroom Cottage in the heart of the village of Stretton on Dunsmore. Conveniently located with easy access to Rugby, Coventry and the A45. The village has a lot to offer, there is a great local pub and a full stocked village shop with a post office.

### **Kitchen**

Modern shaker style fitted kitchen complete with integrated appliances, dishwasher, washing machine, fridge, oven, gas hob and extractor over. Tiled flooring throughout. Plenty of space to prepare family meals. The kitchen is open to the dining space in the conservatory so great for entertaining.

### **Living Room**

Wooden flooring throughout with access to the conservatory and kitchen. The living spaces in the cottage are very flexible. Gas fired log burner.

### **Conservatory**

Great space to be used either as a dining room or garden room, open to the kitchen so great for entertaining or for socialising as a family. French doors giving you access out to the courtyard garden.

### **Dining Room**

At the front of the cottage with a window out to the front elevation, this room again is very flexible and could be used as a living room or a snug. Gas fired log burner.

### **Master Bedroom**

1st floor master bedroom suite, carpeted throughout and tasteful decor, window to the front elevation and a door leading through to a dressing area or lounge area.

### **Master Bedroom Dressing Area**

Window to the side elevation and carpeted throughout, tastefully decorated.

### **Family Bathroom**

Modern bathroom suite complete with a freestanding bath, vanity sink unit with storage and low level toilet, tiling to the walls and floor. Velux window bringing in lots of natural light and a storage cupboard for towels and linen.

### **Bedroom Two**

Built-in wardrobes, carpeted throughout and window to the front elevation. Door giving access to an en-suite bathroom.

### **En-Suite**

Modern bathroom suite with a large walk-in shower, vanity sink unit and a low-level toilet.

### **Bedroom Three**

Carpeted throughout and natural decor.

### **Bedroom Four**

Carpeted throughout and natural decor.

### **Outside Rear**

Accessed through the French doors of the conservatory you have an enclosed low maintenance courtyard garden with a paved patio area great for outdoor dining as a family or with friends. You also have an out building which can be used for storage.

### **Village**

Located in the centre of the village you have easy access to the village pub and local shop which is well stocked. There are also some great walks around the village and surrounding countryside to be enjoyed. On-street parking in the village is available on a first come first serve basis.

**Tax Band**

The Council Tax Band is D

**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)

**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 Pauline Carrera-Silva 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.









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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	