

BANQUO APPROACH, WARWICK CV34 6GB



ONE BEDROOM FULLY FURNISHED COACH HOUSE WITH A GARAGE AND PARKING

- Coach House
- One Bedroom
- Fully Furnished
- Allocated Parking
- Single Garage
- Available: 20th April 2022
- Restrictions: No Pets
- EPC Rating: 69 (C)

1 BEDROOMS

£795 PCM

One Bedroom Coach House with a Garage. In a great location for easy access to Warwick, Leamington and the M40.

Situated in Heathcote, this Coach House offers furnished accommodation with allocated parking and a garage

Landing

Neutral carpet and decor, radiator, double glazed window to the rear elevation, White painted wooden doors leading into all rooms.

Living Area 11'0" x 14'4" (3.362 x 4.385)

Neutral decor throughout

Kitchen

Floor tiled in lino tiles, range of floor and wall units with wood effect frontages, tumble drier, fridge with ice box, electric oven, gas hob and washing machine, gas central heating boiler, large double glazed window to the rear elevation and radiator and 2 bar stools.

Lounge Area

Carpet and decor neutral, radiator, large windows to the front elevation, three seater cream leather sofa and matching arm chair and coffee table.

Bedroom 10'10" x 9'7" (3.318 x 2.928)

Neutral carpet and decor, double glazed window to the front elevation, radiator, double fitted wardrobe and airing cupboard, double bed and occasional table.

Bathroom 20'11" x 16'8" (6.4 x 5.10)

Flooring is tiled effect lino, neutral decor, pedestal wash hand basin, low level W.C, White panelled bath and shower over, obscure double glazed to the rear elevation.

Garage 18'6" x 9'4" (5.64 x 2.857)

Widen of entry to provide useful under stairs storage. White up and over door, power and light. Parking space to the front of the garage

Tax Band

Council Tax Band is 'B'

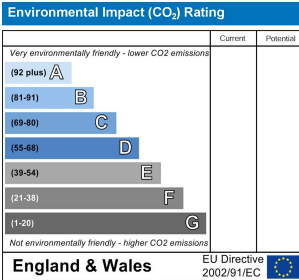
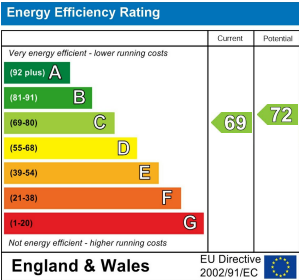
Holding Deposit

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 $\text{£}750 \times 12 / 52 = \text{£}173$)

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.



www.hawkesford.co.uk t: 01926 411 480 f: # e: warwick@hawkesford.co.uk