

## MANOR FARM, LADBROOK SOUTHAM CV47 2DF



A DELIGHTFUL BARN CONVERSION LOCATED IN THIS FARM SETTING, ON THE EDGE OF LADBROKE. GOOD ACCESS TO SOUTHAM, A423, WARWICK AND LEAMINGTON SPA.

- **Barn Conversion**
  - **Fitted Kitchen**
- **Three Double Bedrooms**
  - **Study**
- **Restrictions: No pets or Children due to being located on a working farm**
  - **Available: Immediately**
  - **Current EPC Rating: 58 (D)**

**4 BEDROOMS**

**£995 PCM**

Accommodation comprises:

Sitting room, breakfast kitchen with double oven and hob, larder fridge and dishwasher, double bedroom with en-suite shower room, double bedroom with en-suite bathroom, further double bedroom, study, family bathroom, garden to the rear and parking.

### **Council Tax**

The Council tax is a band "C" from Stratford District Council.

### **GENERAL INFORMATION LETTINGS**

To secure this property you will need to complete Reference Application Forms, available from the Leamington office or from our website. These need to be completed and submitted with the Agency Fee. SUBMISSION OF THE AGENCY FEE DOES NOT CONSTITUTE A HOLDING DEPOSIT.

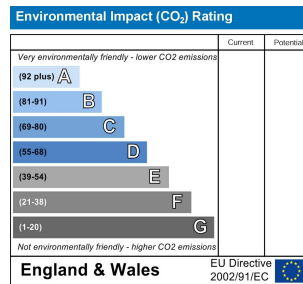
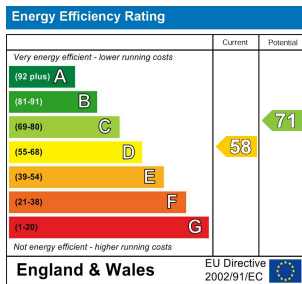
### **Rent**

The rent is shown on the front page of these details. Deposit: The deposit is made up of the rent plus £150. e.g. A rent of £1000 would mean the deposit required would be £1150

### **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.





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