



Fieldview | Bascote

Price £1,100 pcm


DISTINCT
Property Consultants

Two bedroom character unfurnished cottage with pretty country views which as been newly decorated. The Hamlet of Bascote has lovely local walks along the canal + former railway line yet easy access to Gaydon, Leamington, Coventry and M40.

EPC C

- Ideal for a Single Person or Couple
- 2 Bedrooms
- Lounge Diner with working fireplace
- Kitchen with Cooker, Washing Machine and Fridge
- Bathroom with over head Shower
- Central Heating
- Newly Decorated Throughout, New Windows
- Easy Access to Gaydon, Leamington, Coventry & Motorway Networks
- Easy access to local walks along canal/former railway line
- Available from 1st December

Accommodation

From the front garden, enter the property via the porchway. There is a Spacious Lounge/Diner with working fireplace. The kitchen includes appliances of oven, hob, washing machine and fridge/freezer. Upstairs, there are 2 Bedrooms, a Cosy Double Bedroom and the second Bedroom being a Single Bedroom/Study. Brand new Bathroom with over head shower. Central Heating. Storage to rear. Plentiful On Street Parking.

Measurements:

Living room: 5.17m x 3.67m

Bedroom 1: 2.33m x 2.54m

Bedroom 2: 2.31m x 2.41

Outside

Front lawn with a path leading to the front door and access to the left of the property leading to storage behind.



Location

Bascote is a hamlet in rural Warwickshire. Nearby is Bascote Heath which is home to farms, several country cottages, a war memorial and a public house. Long Itchington is 1.2 miles away with Village Shops, Hairdressers, 7 Pubs, Canal and Country walks. Southam is the nearest town which is located approximately 2 miles away where it provides amenities such as supermarkets, schools, a library, leisure Centre, doctors surgeries and dentists. The area is well placed for access to the motorway network including M40, M6 and M45. The City of Coventry and the towns of Rugby, Leamington Spa and Banbury are all within a half hour drive. Main line railway stations with excellent links to London and Birmingham are located at Leamington Spa, Banbury and Rugby.

Situation & Property Information

Rent: £1100 per month

Deposit: £1269

Council Tax Band B-Stratford DC.

Ideal for a Single Person or Couple. 1 child considered

Available from 1st December

Reservation Agreement

Holding deposit: £253.00 = One week's rent. This is to reserve a property.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail references, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or any other Deadline for Agreement as mutually agreed in writing).

Viewings

Strictly by appointment only.



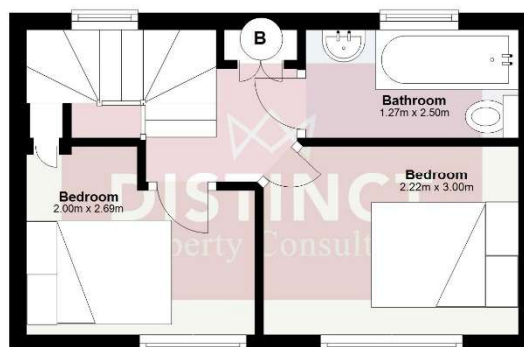
Ground Floor

Approx. 26.7 sq. metres



First Floor

Approx. 20.8 sq. metres



Total area: approx. 47.5 sq. metres

Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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