



GODFREY-PAYTON
CHARTERED SURVEYORS



£1,300 Per month

The Vicarage Quarry Lane, Atherstone, CV9 1NL

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Spacious Four bedroom house with flexible living space in the popular North Warwickshire village of Mancetter.

Kitchen

13'2" x 9'5" (4.02 x 2.88)
Large kitchen with several wall and base units. Space for gas hob with extractor above. Tiled effect Lino flooring. Window to the rear elevation with with one half sink bowl and mixer tap

Utility

Additional units, space for washing machine and additional White goods and sink with mixer tap. Door leading to garage and outside stores

Dining Room

11'11" x 9'10" (3.64 x 3.02)
Dining room with wooden laminate flooring, single light fitting and window to the front elevation with blinds and curtains.

Study

12'7" x 11'11" (3.85 x 3.64)
Carpeted study with built in shelving and plenty of light from two windows

Lounge

19'11" x 11'11" (6.09 x 3.64)
Large carpeted living room with feature electric fire place, two light fittings, window to the side elevation and patio doors leading to the garden

Bedroom One

14'11" x 11'11" (4.55 x 3.64)
Carpeted Bedroom with two windows both with blinds and built in storage

Bedroom Two

13'9" x 13'3" (4.20 x 4.04)
Carpeted bedroom with window over looking the garden and built in storage

Bedroom Three

11'11" x 7'3" (3.64 x 2.21)
Carpeted bedroom with window to the side elevation with built in storage

Bedroom Four

11'11" x 7'6" (3.64 x 2.31)
Carpeted bedroom with window to the side elevation

Bathroom

White tiled bathroom with bath and shower over, WC and wash hand basin with mirror above. Obscure window to the front elevation

Outdoor Space

Ample parking for multiple cars at the front of the property with access to the garage via an up and over door.
Large lawned garden with patio out of the living room doors.

Diocese Owned

This Property is owned by the Diocese of Coventry and is expected to house a Minister at some time in the future. It is not always possible to determine exactly when the house may be required and therefore there is no guarantee that it will be available for longer than the advertised fixed term.

It may transpire that the property remains available for longer than the advertised term however it is important that you understand at this stage that this is by no means guaranteed. The rental value does take into account this element of uncertainty.

By signing the Tenancy Agreement you are confirming that you understand and accept these terms.

VIEWING:
By arrangement with the Agents

Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

Directions

