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GODFREY-PAYTON
CHARTERED SURVEYORS



£1,400 Per month

The Old Post Office Church Street, Hampton Lucy, CV35 8BE

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Fully refurbished Cottage renovated to a high standard. Having kept original features mixed with a modern twist this two bedroom cottage is a must view.

The property sits at the center of the beautiful village of Hampton Lucy, within close proximity of Stratford upon Avon and Warwick.

** Floor covering are currently being laid and will be down at time of viewing **

Front Sitting Room

11'10" x 10'7" (3.63 x 3.23)

With bay window over looking the front of the property. Period features including fire place and original staircase leading to first floor

Dining Room

10'3" x 9'11" (3.14 x 3.03)

With build in cupboard space and original range fire place with steps leading to

Rear Sitting Room

22'6" x 9'9" (6.88 x 2.98)

Large sitting room with new log burning stove, two large windows and door overlooking the garden.

Kitchen

9'9" x 10'8" (2.98 x 3.27)

Newly fitted kitchen. Sink with chrome mixer tap, integrated dishwasher and space for washing machine and fridge freezer.

Shower Room

11'10" x 5'6" (3.63 x 1.69)

Bath with shower over, wash hand basin and WC

Master Bedroom

12'0" x 9'7" (3.67 x 2.94)

Double bedroom with feature original window.

Additional space on the landing offers an ideal dressing room or home office

Second Bedroom

12'0" x 9'4" (3.67 x 2.87)

Double bedroom with feature original window.

External Area

Property benefits from a enclosed garden with lawn area.

Garage to the front of the property with double opening doors.

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

