



GODFREY-PAYTON  
CHARTERED SURVEYORS



LETTINGS



£1,150 Per month

St. James Church Vicarage Abbey Road, Coventry, CV3 4BG

# St. James Church Vicarage Abbey Road, Coventry, CV3 4BG

## Lounge

21'1" x 11'10" (6.43 x 3.63)

Large living room with windows at either end of the room, feature fire place and doors out onto the rear garden

## Kitchen

13'10" x 9'7" (4.24 x 2.94)

Kitchen to the rear of the property, with space for oven and dishwasher. The kitchen lead into a utility, additional store room and garage

## Utility Room/Store

Several high and low wall units, space for washing machine and dryer and gas boiler

## Study

13'11" x 10'11" (4.25 x 3.34)

Window to the front elevation, plenty of shelving

## Bedroom One

13'1" x 11'10" (4.00 x 3.63)

Carpeted bedroom with window to the rear elevation with built in wardrobe

## Bedroom Two

13'11" x 9'7" (4.25 x 2.94)

Carpeted bedroom with window to the rear elevation with built in wardrobe

## Family Bathroom

Obscure window, towel rail, WC, Pedestal wash hand basin, bath with shower over and glass shower screen

## Bedroom Three

10'11" x 9'2" (3.33 x 2.80)

Carpeted bedroom with window to the front elevation with built in wardrobe

## Bedroom Four

10'5" x 7'8" (3.19 x 2.35)

Carpeted bedroom with window to the front elevation

## Shower Room

Additional shower room with glass shower cubical and heated towel rail

## Outdoor Space

Large enclosed front and rear gardens with lockable gates. Driveway to the rear of the property with access to the garage

## Diocese Owned

This Property is owned by the Diocese of Coventry and may be 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. Two months' notice will be served when the property needs to be recovered under Ground 5 (Minister of Religion) as and when required.

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

