



2 Curlieu Farm Cottages,
Lower Norton, Warwick

2 Curlieu Farm Cottages, Lower Norton, Warwick, CV35 8RD

A three bedroom semi-detached cottage set in a rural setting overlooking fields with a large garden

Rent: £1,000 pcm

Briefly the accommodation comprises of:

- **Kitchen**

- The side entrance leads directly into the well-appointed fitted kitchen, featuring a range of wall and floor units, a breakfast bar, and a sink with a hot and cold mixer tap positioned beneath the window, overlooking the garden. There is space for a washing machine and an oven, with an extractor fan fitted above.

- **Living Room**

- The newly carpeted living room benefits from windows to both the front and rear elevations, providing plenty of natural light. The room features a log-burning stove, energy efficient electric radiator and a fitted alcove cupboard. There is also access to a large cupboard, providing useful additional storage.

- **Bathroom**

- The downstairs bathroom is situated to the rear of the property and features an obscure glazed window, electric heated towel rail, wash hand basin with vanity unit and cupboard storage, and a bath with mixer taps, shower over and glass shower screen.
- The WC is conveniently located in a separate room adjacent to the bathroom.

- **Bedroom One**

- The carpeted double bedroom benefits from dual-aspect windows to the front and rear elevations. The room features two built-in single wardrobes and an electric wall heater.

- **Bedroom Two**

- The carpeted second bedroom features a window to the front elevation, a wall-mounted electric heater and a built-in single cupboard, providing useful storage space.

- **Bedroom Three**

- The carpeted single bedroom features a window to the rear elevation, a ceiling light fitting and a wall-mounted electric heater.

- **Outside**

- The property occupies a generous plot, including two useful outside storage rooms, a large garden and patio area. To the front, there is a large driveway providing off-road parking for approximately two to three cars.





General Remarks & Stipulations Services

Services: Mains water and electricity. Private drainage.

Council Tax: D

EPC: E (41)

Rent: £1,000 pcm

Availability: Immediately

Viewings: By appointment only with Godfrey-Payton Warwick Office on **01926 492511**

Deposits: A **Holding Deposit** of one week's rent will be required prior to satisfactory references being sought for the tenancy and IF application is successful this will contribute towards the first month's rent due.

Upon the granting of a tenancy, five weeks' rent (**Tenancy Deposit**) in advance will be required to be held for use against any damage to the property or failure to meet the terms of the agreement.

The deposit will be placed in a non-interest bearing account. Godfrey-Payton is a member of the Tenancy Deposit Scheme and an explanatory leaflet will be given to the tenant together with all other necessary information.

Responsibilities:

- Tenant: Internal decorations and minor repairs, garden maintenance, lighting, heating, water, telephone.
- Landlord: Repair of main structure and external painting. Insurance of the building (but NOT the contents)

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Directions:

From Warwick, take the A4189 Henley Road towards Claverdon. Continue through the surrounding countryside before turning right onto Norton Curlieu Lane. Continue along Norton Curlieu Lane for approximately 300 metres until you reach a drive on the right. 2 Curlieu Farm Cottages can be found at the bottom of the drive immediately on your left.

Postcode - CV35 8RD

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