



GODFREY-PAYTON
CHARTERED SURVEYORS



LETTINGS

£1,500 Per month

The Vicarage Leamington Road, Long Itchington, Southam, CV47 9PL

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Four bedroom detached house with garage in the popular and pretty village of Long Itchington.

Sitting Room

19'11" x 11'11" (6.09 x 3.64)
Large living room with hard wood flooring, double windows to the front elevation and double doors leading into the garden. Electric fire with feature surround, central heating radiator and 2 x three pendant ceiling light fittings

Dining Room

10'7" x 13'4" (3.25 x 4.08)
Dining room with single pendant light fitting, laminate wood effect flooring and window over looking the garden. Leading into

Kitchen

10'7" x 10'7" (3.25 x 3.25)
Kitchen benefits from Shaker style kitchen with wall and floor units, wood effect laminate flooring, integrated dishwasher, free standing oven/hob, free standing fridge/freezer, tall radiator, sink with mixer tap and window over looking the garden.
Wooden and frosted glass door leading into

Utility

Additional work surface, wall and floor units and sink with hot and cold tap. Wooden laminate flooring and door leading to the side of the property with access to the front and rear gardens.

WC

Downstairs WC with wooden flooring, WC and sink with mirror above and below vanity unit. Obscure window with half opening.

Office

11'5" x 13'1" (3.50 x 4.00)
The office is accessed from the entrance porch, with large window to the front elevation, wooden flooring and built in shelving.

Master Bedroom with Ensuite

15'5" x 10'7" (4.71 x 3.23)
Large master bedroom with duel aspect windows, carpeted with access to en-suite.
En-suite with walk in shower with glass screen, WC, Wash hand basin within a vanity unit and light up mirror above.

Bedroom Two

9'11" x 11'11" (3.04 x 3.64)
Bedroom two is carpeted with window to the rear elevation. Bedroom has a free standing sink

Bedroom Three

Bedroom Three is carpeted with duel windows to the side and front elevation.

Bedroom Four

Bedroom Four is carpeted with a window to the rear elevation. This bedroom has a free standing sink and built in wardrobe.

Family Bathroom

Tiled family bathroom with hard wood flooring. Bath with electric shower above and glass screen. Free standing wash hand basin with mirror above.
Separate WC with wall sink next door

Store

Large 'L' shape store cupboard in the eaves of the front of the property.

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

Outside

Property benefits from a large drive way and garage.
Mature wrap around and rear garden with patio accessed from the lounge.

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

