



Plestowes Farmhouse, Hareway

BARFORD CV35 8DD

£1,995 Per calendar month

AVAILABLE END OF APRIL An unfurnished, well presented, 3 Bedroom detached former Farmhouse with large gardens, double garage and countryside views located on the outskirts of the village of Barford, Near Warwick.



Plestowes Farmhouse Hareway Lane BARFORD

An unfurnished, well presented 3 Bedroom detached former Farmhouse with large gardens, double garage and countryside views located on the outskirts of the village of Barford, Near Warwick.

DESCRIPTION

The accommodation briefly comprises:- Porch, Entrance Hall, Living Room, Dining Room, Study, Kitchen, Utility Room, Cloakroom, 3 Double Bedrooms (two with en-suites) and Bathroom. The property has oil fired central heating and large gardens with a detached double garage.

ENTRANCE HALL

With open timber staircase and built-in cupboard for storage.

LIVING ROOM

13'9" max x 27'3" max

With inglenook fireplace housing a log burner.

STUDY/OFFICE

13'5" max x 8'6" max

With view over the rear garden.

DINING AREA

13'1" max x 13'1" max

With ornamental open fireplace.

KITCHEN

10'10" max x 13'1" max

Fully fitted Kitchen with integrated dishwasher, large integrated fridge, integrated freezer, integrated electric oven and hob and large freestanding fridge/freezer.

UTILITY ROOM

5'11" max x 12'10" max

With sink unit and washing machine.

REAR HALLWAY

For storage and with boot rack.

DOWNSTAIRS CLOAKROOM

With hand wash basin and WC.

BEDROOM 1

10'10" max x 13'5" max

Double Bedroom with two built-in wardrobes.

ENSUITE TO BEDROOM 1

6'3" max x 7'3" max

With hand wash basin, WC, bath, and electric shower over the bath.

BEDROOM 2

13'5" max x 13'9" max

Double Bedroom with ornamental fireplace.

BEDROOM 3

13'5" max x 11'10" max

Double Bedroom with built-in wardrobe.

ENSUITE TO BEDROOM 3

9'6" max x 6'3" max

With built-in cupboard for storage, hand wash basin, WC, bath and electric shower over the bath.

BATHROOM

With hand wash basin, WC, bath and electric shower over the bath.

GARDENS

The front garden has a gravelled driveway and lawn areas with shrub borders. The rear garden has a patio area, lawn area, wooded area, shed and greenhouse.

TIMBER DOUBLE GARAGE

With shelving, light and electric sockets.

TENANCY

A minimum definite term of 6 months.

REFERENCE REQUIREMENTS

Financial, Character and Employment references will be necessary. Copies of the last three months' Bank Statements are required for each applicant to support

the financial referencing. Proof of identity must also be provided for each applicant in the form of either a Valid Passport or a Valid Photocard Driving Licence and an up-to-date utility bill.

INITIAL PAYMENTS

Processing of Application:- Non-refundable fee (inclusive of VAT) of £90 for a single applicant, £120 for two applicants and a further £60 for each subsequent applicant. If a Guarantor is required a further fee of £60 will be charged. This fee is non-refundable should the applicant be unsuccessful.

Preparation of Tenancy Agreement:- £120 inclusive of VAT for a single applicant and £180 for two or more applicants.

Rent:- One calendar month's rent in advance.

Security Deposit:- Equivalent to one calendar month's rent plus £150.

OIL FIRED CENTRAL HEATING

Payment will be required reflecting the value of the fuel provided in the tank at the beginning of the tenancy.

COUNCIL TAX BAND H

For the period April 2017 to March 2018 - £3,395.82.

EPC

A full copy of the Energy Performance Certificate is available.





Approximate Gross Internal
Area :- 187.89 sq m /
2022.43 sq ft

Ecobound 01909 01926 015983

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door opening are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions relating to them.

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