



46, Longfellow Road
STRATFORD-UPON-AVON CV37 7LE

**£895 Per Calendar
Month**

A well presented, unfurnished, modern 3 Bedroom semi-detached house situated in a popular residential area within easy walking distance of the Town Centre. Sorry no pets.



46 Longfellow Road

STRATFORD-UPON-AVON

DESCRIPTION

The accommodation briefly comprises:- Entrance Hall, Ground Floor Cloakroom, Living Room, Kitchen/Diner, 3 Bedrooms (one with en-suite Shower Room) and Bathroom. The property has the benefit of gas fired central heating and double glazing throughout. There is also a rear garden and single Garage with one further off-road parking space.

ENTRANCE HALL

With stairs leading to the first floor.

GROUND FLOOR CLOAKROOM

5'2" (max) x 2'7" (max)
With hand wash basin and WC.

LIVING ROOM

13'9" (max) x 11'9" (max)
With fireplace containing an electric fire and double doors leading into the Kitchen/Diner.

KITCHEN/DINER

15'5" (max) x 9'6" (max)
Fully fitted Kitchen with integrated electric oven,

integrated electric hob, fridge and cupboard off for storage. The dining area has double patio doors leading into the rear garden.

STAIRS AND LANDING

There is an Airing Cupboard off the Landing for storage.

BEDROOM 1

9'6" (max) x 9'2" (max)
Double Bedroom with built-in cupboard and En-Suite Shower Room off.

EN-SUITE SHOWER ROOM

5'2" (max) x 5'2" (max)
With hand wash basin, WC and shower cubicle.

BEDROOM 2

9'2" (max) x 7'6" (max)
Double Bedroom.

BEDROOM 3

8'10" (max) x 5'10" (max)
Single Bedroom.

BATHROOM

6'6" (max) x 5'2" (max)

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

GARDEN

The rear garden is mainly laid to a patio area with a shrub border and rear gate leading to the garage area.

GARAGE

There is a single garage located in a separate block to the rear of the property with a further off-road parking space for one car in front of the garage. The garage has a light and electric socket.

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 £100 for a single applicant, £150 for two applicants and a further £75 for each subsequent applicant. If a Guarantor is required a further fee of £75 will be charged. This fee is non-refundable should the applicant be unsuccessful.

Preparation of Tenancy Agreement:- £170 inclusive of VAT for a single applicant and £210 for two or more applicants.

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

Security Deposit:- Equivalent to one calendar month's rent plus £100.

COUNCIL TAX BAND D

For the period April 2018 to March 2019 - £1,743.05.

EPC

A full copy of the Energy Performance Certificate is available.



Sheldon Bosley Knight for themselves and for the landlords of the property whose agents they are give notice that these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. The Landlord does not make or give, and neither Sheldon Bosley Knight and any person in this employment has an authority to make or give any representation or warranty whatsoever in relation to this property. Whilst we endeavour to make our particulars accurate and reliable, should there be any point which requires clarification please contact this office. This may be particularly important if you are contemplating travelling some distance to view the property.



Exceeding the Standard

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Regent Grove
Leamington Spa, CV32 4NY
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Kenilworth
9 The Square
Kenilworth
Warwickshire, CV8 1EF
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Stratford-upon-Avon
Morgan House, 58 Ely Street
Stratford-upon-Avon
Warwickshire, CV37 6LN
Tel: **01789 292310**

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The Corner House, Market Place
Shipston-on-Stour
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