



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

Once taken, Stanbra Powell have 15 days to make a decision. If the tenancy does not go ahead (other than for a reason detailed below) the holding deposit will be repaid in full within 7 days.

The holding deposit does not need to be repaid in full if the tenant:

- Changes their mind
- Fails the ‘right to rent’ checks
- Has provided false or misleading information
- Despite Stanbra Powell's best efforts, the tenant fails to provide required information within 15 days.

Should you wish to proceed with the tenancy of this property, the following charges would apply:

UPON SIGNING THE LEASE

First months rent in advance	£1200.00
Dilapidation deposit	£1300.00

This property is let by Stanbra Powell and managed by the landlords thereafter

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C **LOCAL AUTHORITY:** Stratford On Avon

Important Notice - Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stanbra Powell have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floor plans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the Letting.

DIRECTIONS: From Banbury Cross, proceed along the Southam for approximately 8 miles. Upon reaching the Wharf Inn, take the left turning onto Wharf Road. Continue along this Road, onto Station Road. This road turns slightly left and becomes the High Street and Mill Lane can be found on the left hand side.



5 Mull Cottage
Mill Lane, Fenny Compton
Southam
Warwickshire
CV47 2YF

£1200 pcm - Available Immediately



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



Two bedroom character property dating back to the 1700's.

Living room | Bespoke shaker kitchen | Appealing rear garden | Two double bedrooms | Recently fitted modern bathroom suite | Oil fired heating | Mostly double glazed | Parking for one vehicle

Situated in a quiet backwater, in this picturesque Warwickshire village, a charming two bedroom stone cottage with many original features throughout. The highly regarded village of Fenny Compton offers many local amenities including a village hall (with post-office, shop, doctors surgery and two pubs all within walking distance of the property).

Front door leading to:

Sitting room with fireplace and multi fuel burning stove with mantle above. Exposed beams to ceiling and exposed stone wall.

Kitchen: Bespoke shaker kitchen with light granite work-tops and a range of modern wall and base units. Rayburn cooker which controls the heating and domestic hot water. Integrated Smeg fridge and Belfast sink. Quarry tiled flooring. Exposed beams to ceiling.

Stable door leading to tiered **private garden**. Area laid to lawn with a variety of shrubs and bushes. Newly-built out-house.

Stairs rising to first floor:

Recently fitted **white modern bathroom** suite comprising of low level WC, washbasin and double walk in shower cubicle. Velux window and two spotlight fittings. Heated towel rail to wall.

Two double bedrooms, both with many original features. Both rooms offer attractive views.

Oil fired heating.

Mostly double glazed.

One parking space located to the rear of the property.

There is access across the rear of the garden from the neighbouring property.

Ideally suitable for a single or a professional couple. No pets or children due to the characteristics of the cottage.

