



33 ALDERMINSTER

Stratford upon Avon

Warwickshire

CV37 8NY

£1,200pcm



33 Alderminster, a recently refurbished three bedroom Victorian cottage. The property briefly comprises of a fitted kitchen, sitting room with open fire, downstairs bathroom and three bedrooms. The property benefits gas central heating throughout and a large garden to the front, side and back with extensive views of the Stour Valley and a brick and tile outhouse.

LOCATION AND DESCRIPTION

Alderminster is an attractive and popular Warwickshire village, straddling the A3400 some 5 miles south of the thriving market town of Stratford-upon-Avon which offers excellent shopping, cultural, educational and recreational facilities. The village of Alderminster is surrounded by delightful open countryside with distant southwesterly views towards the Cotswolds. It has a church, village hall and the Bell Inn, which is renowned for its excellent food and boutique rooms. The neighbouring villages of Preston on Stour and Newbold on Stour have a village shop and post office.

In addition, a good road network ensures ease of access to many important centres including Shipston-on-Stour, Warwick, Leamington Spa, Cheltenham and Oxford. Main line train services run from Stratford, Banbury, Moreton in Marsh and Leamington Spa, and the motorway network with the M5, M6, M42 and M40 motorway enables fast travel throughout the Midlands and to London and the South.

ACCOMMODATION

It is approached through a gate leading to the front of the property.

Entrance Hall with window to the side of the property, stairs leading to the first floor, and door leading to:



Sitting Room 3.57m x 3.67m (11.7ft x 12ft) with window to the front and side of the property, open fireplace, radiator and telephone and television sockets. Doors lead to under stairs cupboard and front entrance hall and kitchen



Kitchen 3.65m x 2.14m (12ft x 7ft) with tiled floor, radiator, fitted floor and wall units, single stainless steel sink with drainer, electric cooker, overhead light and window overlooking rear garden. Door leads to **Sitting Room** and **Bathroom**



Bathroom 1.79m x 121m (5.9ft x 7ft) with two small windows to the side and rear of the property, tiled floor, white pedestal sink, WC and bath with Mira electric shower over.



Stairs to First Floor:

Bedroom 1 4.07m x 2.77m (13.4ft x 9.1ft) with window to the front of the property, polished floor boards, overhead light, feature fireplace, radiator and large storage cupboard with central heating boiler.



Bedroom 2 3.14m x 2.92m (10.3ft x 9.6ft) with window facing the rear garden, radiator and overhead light.



Bedroom 3 3.06m x 2.10m (10ft x 6.9ft) with window overlooking the side garden, overhead light and radiator.



OUTSIDE

Gardens

The property has a generous front garden and large garden to the side and rear of the property consisting of lawns surrounded by hedges and fence and views of the Stour Valley. There is a large brick and tile outbuilding (3.07m x 2.20m (10.1ft x 7.2ft)) with plumbing for a washing machine.



GENERAL DESCRIPTION

Services

Mains services including electricity, water and drainage are connected to the property. A telephone is connected subject to the usual British Telecom transfer regulations. Heating is by way of a gas central heating system, with the boiler located in the kitchen.

Assessment

The property is assessed under the Council Tax Band D (Stratford upon Avon District Council – 2023/2024 rates: £2,128.17 per annum).

Maintenance

To enable the Alscot Estate to keep their properties to a high standard we employ our own building team of carpenters and bricklayers.

Rent

The property is to be let by an Assured Shorthold Tenancy subject to satisfactory references at £1,200 per calendar month payable in advance, exclusive of all outgoings.

Application

All applicants are required to complete an application form which is available at the Estate Office and complete the Right to Rent check form.

Applicants wishing to proceed with the letting must complete the Let Mojo Form which will be forwarded by email.

Deposit

A deposit is required of 5 weeks rent (£1,384) which is fully refundable at the end of the tenancy providing there has been no more than fair wear and tear to the property. Your deposit will be protected under the Deposit Protection Service (www.depositprotection.com)

Viewing

Strictly by prior appointment with the Estate Office please contact 01789 450451.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate

33, Alderminster, STRATFORD-UPON-AVON, CV37 8NY

Dwelling type: Semi-detached house	Reference number: 8045-7829-4319-3048-0992
Date of assessment: 18 November 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 November 2015	Total floor area: 37 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,814
Over 3 years you could save	£ 1,482

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 81 over 3 years	
Heating	£ 2,451 over 3 years	£ 1,116 over 3 years	
Hot Water	£ 210 over 3 years	£ 135 over 3 years	
Totals	£ 2,814	£ 1,332	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
	39	85	

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 993	✔
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 117	✔
3 Draught proofing	£80 - £120	£ 27	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

IMPORTANT NOTICE

Alscot Estate for themselves and for the Owners of this property whose Agents they are, give notice to anyone who may read these Particulars as follows:

- i. These Particulars are prepared for the guidance only of intended tenants. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
- ii. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
- iii. Nothing in these Particulars shall be deemed to be statement that the property is in good repair order or condition or otherwise, nor that any facilities are in good working order.
- iv. The photographs appearing in these Particulars show only certain parts and aspects of the property at the time when the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
- v. Neither Alscot Estate nor any of their employees has any authority to make or give any warranty in relation to this property;
- vi. Any areas measurements or distances referred to herein are approximate only.
- vii. Where there is any reference in these Particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser.
- viii. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.