



ALSCOT

WARWICKSHIRE

5 PRESTON ON STOUR

Stratford upon Avon

Warwickshire

CV37 8NG

£1,200pcm

5 Preston on Stour is a recently refurbished, three bed Victorian cottage, which briefly comprises a fitted kitchen, sitting room, three bedrooms, and downstairs bathroom. The property benefits from an oil fired central heating throughout and a front and back garden.



LOCATION AND DESCRIPTION

Preston on Stour is a beautiful Warwickshire Village which offers a village shop, Church and Village Hall. Preston is situated one mile from the A3400 and 4 miles south of Stratford upon Avon. Stratford upon Avon offers an extensive range of shopping, social, educational and recreational amenities. In addition, a good road network ensures ease of access to many important centres including Birmingham, Warwick, Leamington Spa, Cheltenham and Oxford. Main line train services run from Moreton in Marsh and Warwick Parkway, and the motorway network with the M5, M6 and M42 linking to the M40 motorway enables fast travel throughout the Midlands conurbation and to London and the South. The National Exhibition Centre, the National Agricultural Centre and Birmingham International Airport and Station are all located within easy travelling distance.

ACCOMMODATION

Approached through a wooden gate by a stone steps and path leading to the front and rear of the property:

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

Sitting Room 4.2m x 3.8m (13.10ft x 12.4ft) with window to front of the property, feature fireplace, built in cabinets, TV aerial point, radiator and large under stairs storage cupboard 1.57m x 1.17m (5.2ft x 3.8ft).



Fitted Kitchen 3.9m x 2.1 (12.8ft x 6.10ft) with window to the rear of the property, fitted wall and floor units, single drainer sink unit, integrated oven, hob and extractor fan, tiled splashbacks, laminate floor and space for a tall fridge/freezer. Plumbing for a washing machine is located in a cupboard in the back door lobby area.



Downstairs Bathroom 1.85m x 1.96m (6.1ft x 6.4ft) with white suite comprising bath with relief panel, mains overhead shower, matching pedestal wash hand basin, low level WC, tiled floor, pendant light and window to the patio of the property.



On the First Floor

Master Bedroom 4.0m x 3.3m (13ft x 10.10ft), with window to the front of the property, overhead light, radiator and feature fireplace.



Bedroom 2 4.4m x 2.1m (14.3ft x 6.11ft), with window to the rear of the property, overhead light, radiator and storage cupboard



Bedroom 3 2.9m x 2.3m (9.5ft x 7.8ft), with window to the side of the property, overhead light and radiator.



OUTSIDE

Gardens

The property has a lawned fore garden and a private patio and raised lawn to the rear along with a coalshed.



GENERAL DESCRIPTION

Services

Mains services including electricity, water and drainage are connected to the property. A telephone may be connected subject to the usual British Telecom transfer regulations. Heating is by way of an oil fired central heating system, with the boiler located externally.

Assessment

The property is assessed under the Council Tax Band C (£1,999.86 - 2024/2025 Stratford upon Avon District Council).

Maintenance

To enable the Alscot Estate to keep its properties to a high standard it employs its 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 a pre-application/Right to Rent form which is available at the Estate Office.

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

Deposit

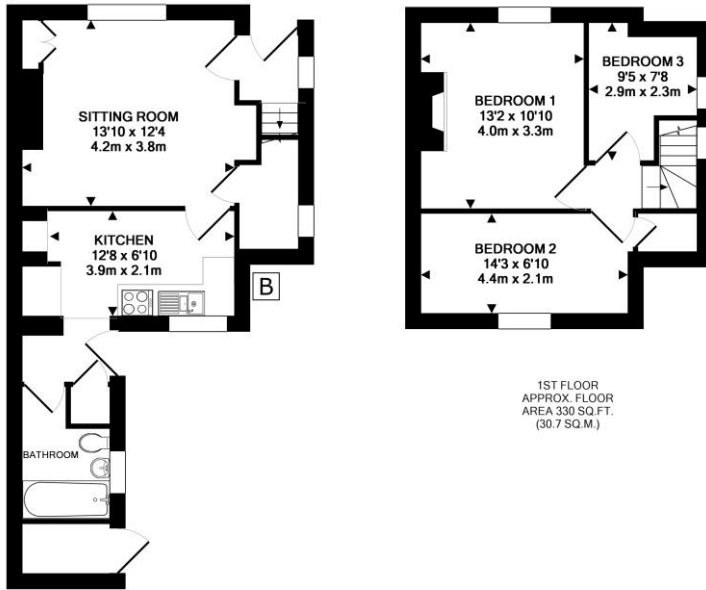
A deposit is required of 5 weeks rent (£1,384) which is refundable at the end of the tenancy providing there has been no more than fair wear and tear to the property. Your deposit will be protected under the Deposit Protection Service (www.depositprotection.com)

Viewing

Strictly by prior appointment with the Estate Office on 01789 450451 or contact@alscot.co.uk

FLOOR PLAN

NO 5 PRESTON - ALSCOT - V2.0
 TOTAL APPROX. FLOOR AREA 755 SQ.FT. (70.2 SQ.M.)
 While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, walls, columns and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metapix 02/13



GROUND FLOOR
 APPROX. FLOOR
 AREA 425 SQ.FT.
 (39.5 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 330 SQ.FT.
 (30.7 SQ.M.)

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate

5, Preston on Stour, STRATFORD-UPON-AVON, CV37 8NG

Dwelling type: Semi-detached house **Reference number:** 0269-2859-7416-9391-8655
Date of assessment: 11 September 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 12 September 2019 **Total floor area:** 69 m²

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:	£ 2,448
Over 3 years you could save	£ 963

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	<div style="background-color: #5499C7; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 963 over 3 years </div>
Heating	£ 1,758 over 3 years	£ 891 over 3 years	
Hot Water	£ 516 over 3 years	£ 420 over 3 years	
Totals	£ 2,448	£ 1,485	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p><small>Very energy efficient - lower running costs</small></p> <p><small>Not energy efficient - higher running costs</small></p>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 519
2 Floor insulation (suspended floor)	£800 - £1,200	£ 132
3 Solar water heating	£4,000 - £5,000	£ 99

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444292. The Green Deal may enable you to make your home warmer and cheaper to run.

IMPORTANT NOTICE

Alscot Estate for themselves and for the Owners of this property whose Agents they are give notice that:-

1. The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
2. All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
3. Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
4. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
5. Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made for parts of the property which are not shown in the photographs.
6. Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.