HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

MANOR FARM, SOUTHAM CV47 2DF



- Barn Conversion
- One bedroom
- Rent includes water rates
- Kitchen with appliances
- Rear garden
- Available : Immediately
- Restrictions: No pets
- EPC: 52 (E)

1 BEDROOMS **£725 PCM**

A well presented one bedroom barn conversion situated in the courtyard development in a rural location, ideal for a single professional.

With exposed beam features, kitchen with appliances, shower room, parking to the front and garden to the rear with a view of The Spire. Offered on an unfurnished basis. Rental includes water rates. Viewing recommended.

Entrance hall
With cupboard

Kitchen / Living Area 11'8" x 17'10" (3.56 x 5.44)
Kitchen : with built-in oven and hob. Freestanding, washing machine, fridge and freezer. Sink in front of window position to the side.

Living area: with electric heater and feature fireplace with electric fire. Window to the front elevation and sliding patio door to the rear

Shower Room
Window to the rear. Low level wc, heated towel rail, vanity unit with sink, shower cubicle.

Bedroom 11'6" x 8'3" (3.51 x 2.53)
Dual aspect windows, four door wardrobe with shelf and hanging rail

Outside
Garden to the rear: with small shed, grassed area and with a view of the spire.

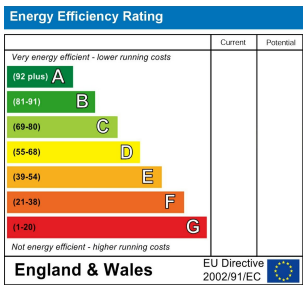
Parking to the front

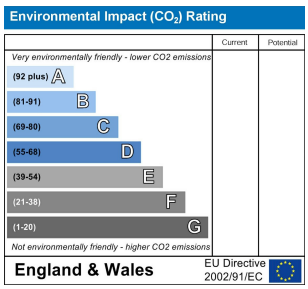
Holding Deposit
One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

Lettings Disclaimer
Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.
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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
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC