HAWKESFORD

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Commercial

WARWICK ROAD, SOUTHAM CV47 0HW



A DELIGHTFUL FOUR BEDROOMED DETACHED HOUSE SITUATED ON A CORNER PLOT WITH DOUBLE GARAGE.

- 4 Bedrooms
- Detached House
- Parking & Double Garage
- Available: 30th April 2022
- Restrictions: No Sharers
- EPC Rating: 59 (D)
- Quiet Location, Corner Plot

4 | Unfurnished | £1,695 PCM

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A delightful four bedroomed detached house situated on a corner plot with a double garage.

Ideally located for easy access to Leamington, Kineton (JLR) and within walking distance of Southam town centre.

Internal viewing highly recommended.

Landlords Comments
"We have loved living here, the house is within walking distance of the town centre whilst not being effected by town life.

During the summer months, we open up the lounge doors to the conservatory which greatly extends our living area into the garden.

The access to the main road is really convenient and of course the garage has been a car lovers delight."

Entrance Hall
Doors to all ground floor rooms and an under stairs storage cupboard.

Downstairs WC
Modern white WC and Vanity Sink.

Study 7'5" x 9'10" (2.27 x 3.01)
Window to the front elevation.

Kitchen 9'4" x 15'3" (2.87 x 4.67)
Modern kitchen with a tiled floor and wall units, complete with appliances, fridge/freezer, dishwasher, gas hob and extractor over, double oven and grill. Window to the rear.

Utility Room 9'4" x 7'1" (2.86 x 2.18)
Complete with a sink, washing machine and tumble dryer. Doors leading to the garden and garage and a window to the rear.

Dining Room 10'11" x 10'4" (3.33 x 3.17)
Window to the rear.

Living Room 11'6" x 20'10" (3.51 x 6.37)
Window to the front elevation, gas fire and a door to the conservatory.

Conservatory
Part brick and part glazed.

Stairs to 1st Floor

Landing
Airing cupboard great for towels and linen.

Master Bedroom 10'7" x 12'11" (3.23 x 3.94)
Built-in wardrobes, window to the rear and a door to the En-suite bathroom.

Bedroom Two 11'7" x 10'0" (3.54 x 3.05)
Window to the front elevation.

Shower Room
Shower enclosure, pedestal sink and low level WC, heated towel rail and an observe window to the rear.

Bedroom Three 8'11" x 10'3" (2.72 x 3.13)
Built-in wardrobes.

Bedroom Four 9'4" x 6'11" (2.87 x 2.13)
Window to the rear.

Bathroom
Low level WC, pedestal sink and bath with a shower over. Heated towel rail and an obscure window.

Garden Front
Garden to the front with a driveway.

Garden Rear
Enclosed rear garden with a paved patio areas.

Garage 14'9" x 17'6" (4.52 x 5.35)
Electric garage door.

Tax Band
The Council Tax Band is F

Holding Deposit
No tenant fees are payable on this property. 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.
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.











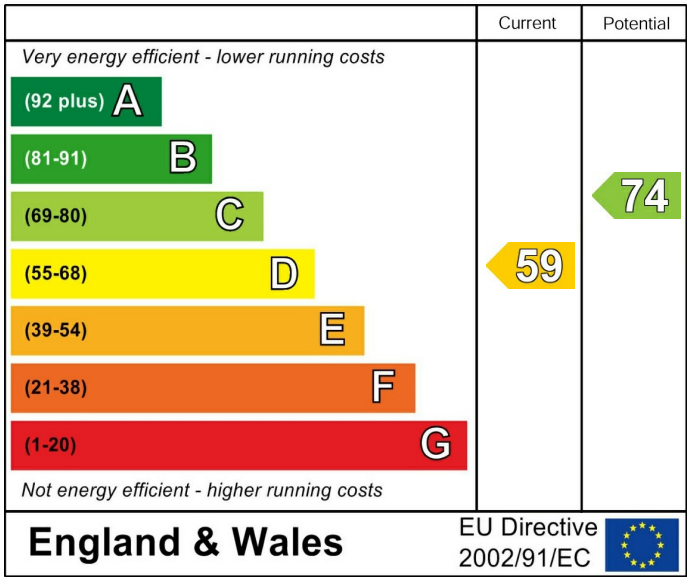








Energy Efficiency Rating



Environmental Impact (CO_2) Rating

