TACHBROOK ROAD, LEAMINGTON SPA CV31 3DQ



BEAUTIFULLY PRESENTED, LARGE FAMILY HOME WITH ENCLOSED REAR GARDEN. PETS WILL BE CONSIDERED BY THE LANDLORD. VIEWING HIGHLY RECOMMENDED

- Large family home
- Period Features
- Re carpeted throughout
- Rangemaster Cooker
- Available: 20th August 2022
- EPC: 60 (D)
- Pets Considered

5 | Unfurnished | £2,000 PCM

Beautifully presented, large family home with enclosed rear garden. Pets will be considered by the landlord. Viewing highly recommended

Large period property with a wealth of period features on a popular road in Leamington Spa with good transport links.

Front drive, well maintained with parking for two cars.

Spacious entrance hall leading through double doors into

Dining/Living Area 26'4" x 12'11" (8.04 x 3.96)
Large living/dining area with bay window to the front of the property and two further windows making a light and airy space. Both areas are filled with period features

Kitchen 17'3" x 9'10" x 17'1" (5.28 x 3.0 x 5.21)
Tiled floored 'L' shaped kitchen with plenty of work surface, floor and wall cupboards and a Rangemaster cooker and Smeg fridge/freezer. Space for dining table and doors leading out onto the garden.

Door leading into a cellar

Utility Room
Great addition to the family kitchen, with washing machine, tumble dryer and boiler

Cloakroom
The perfect place to get ready for a day out with seating, shelving and coat hooks. Leading into a downstairs WC

Master Bedroom 16'7" x 12'0" (5.07 x 3.68)
Off the newly carpeted landing area the master bedroom is at the front of the property and boasts a bay window, build in storage and period feature fire place

Bedroom Two 13'4" x 9'11" (6'0" x 7'4" dressing area) (4.07 x 3.03 (1.84 x 2.24 dressing area))
Bedroom two is at the rear of the property with period fire place, built in shelving and additional dressing room

Bedroom Three 13'11" x 10'8" (4.25 x 3.26)
Bedroom three is to the side elevation of the property with two windows, feature fire place and under stairs storage.

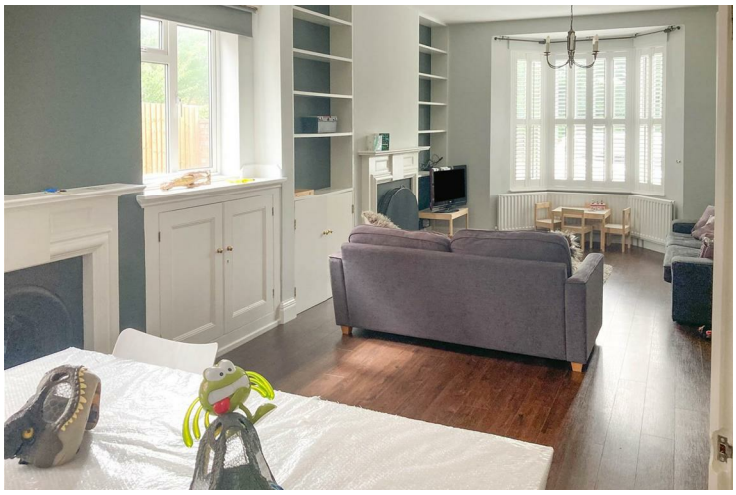
Top Floor (Bedroom Four)
Top floor extension comprising of three rooms and a bathroom. Ideal space for a home office or teenage hideout.

Room One: 2.48m x 2.50m
Room Two: 2.38m x 3.45m
Room Three: 1.68m x 2.38m
Bathroom: with bath, Velux window, sink and WC

Family Bathroom
Comprising of L shaped bath with shower over, WC and sink with vanity unit below and mirror above. Obscure window to the side elevation

Garden
Patio area leading onto a lawned area. A lovely sun trap of a garden which is fully enclosed.



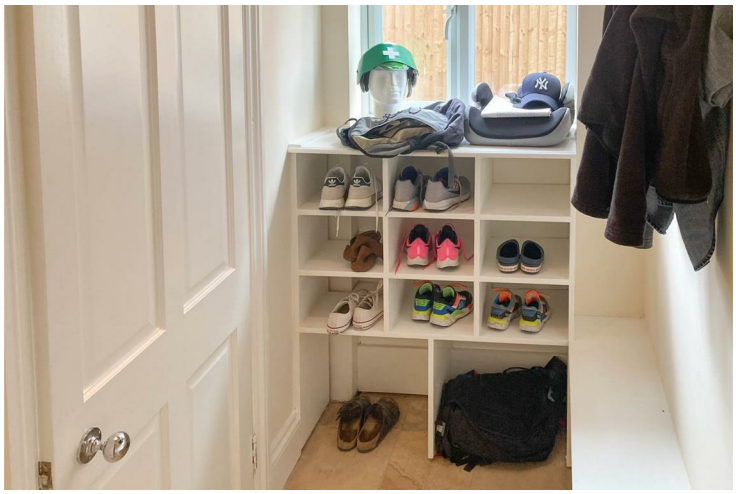






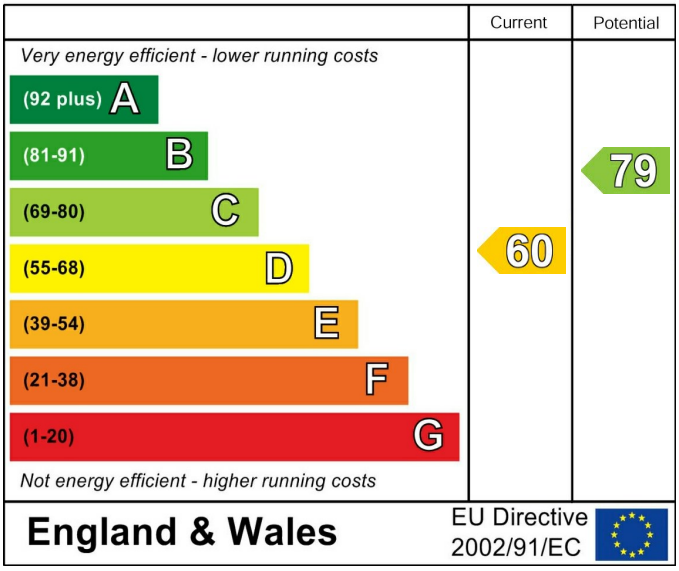








Energy Efficiency Rating



Environmental Impact (CO_2) Rating

