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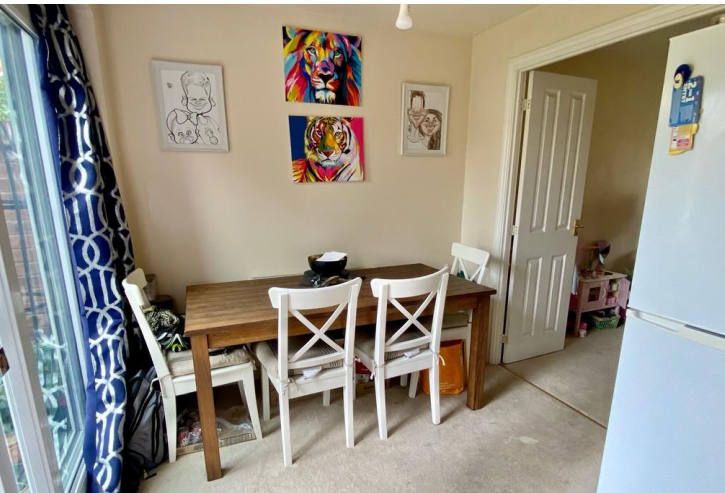


Templar Drive

Stockingford, Nuneaton, CV10 7PY

£895 pcm

- End town house
- Good sized family accommodation
- C Heating & Dbl Glazing
- Four beds, Two ensuites
- Driveway to side for 2 vehicles
- Unfurnished
- Avail Late August
- EPC RATING C



This is a larger style end town house residence with good sized family accommodation split over three storeys with car parking to the side. The property benefits from gas fired central heating, upvc double glazing. Briefly comprising: entrance hall, guests cloakroom, lounge, dining kitchen, landing, two bedrooms each with ensuite shower rooms and second floor landing with two further good sized bedrooms and additional bathroom. Allocated parking to the side for two vehicles and gardens to front and rear. Avail late August.

The landlord has indicated that they are unable to accept pets, it is a non-smoking home and tenants will require an employers reference or similar. Holding deposit required.

ENTRANCE HALL

Having obscure sealed unit double glazed entrance door, central heating radiator, stair case to the first floor and doors to:

GUEST CLOAKROOM

6' 3" x 3' 2" (1.91m x 0.97m) Having a white suite comprising: - low level w.c., pedestal wash hand basin, tiled splash backs, central heating radiator, wood effect vinyl flooring and extractor fan.

LOUNGE

16' 6" max x 15' 7" max (5.03m x 4.75m) Having central heating radiator, uPVC double glazed window to the front and double opening doors to:

KITCHEN/DINER

15' 6" max x 12' 0" max (4.72m x 3.66m) Having a comprehensive range of fitted wall and base units with contrasting work surfaces and tiled splash backs, inset one and half bowl sink with mixer tap, built in oven, four ring hob with integrated extractor hood over, space and plumbing for automatic washing machine and dishwasher, space for upright fridge freezer and under counter appliance, Worcester boiler, central heating radiator, uPVC double glazed window and sliding patio door to the rear.

FIRST FLOOR LANDING

Having stair case to the second floor, airing cupboard housing hot water tank, doors to:

BEDROOM ONE

10' 2" max x 10' 7" max (3.1m x 3.23m) Having central heating radiator, uPVC double glazed window to the front and door to:

ENSUITE

5' 2" x 7' 3" (1.57m x 2.21m) Having a white suite comprising: - low level w.c., pedestal wash hand basin, double width shower cubicle, tiled splash backs, central heating radiator, extractor fan and obscure uPVC double glazed window to the front.

BEDROOM TWO

9' 4" x 11' 5" plus wardrobe depth (2.84m x 3.48m) Having central heating radiator, uPVC double glazed window to the rear, built in triple mirrored sliding door wardrobe and door to:

BEDROOM THREE

10' 8" x 15' 7" including bulkhead (3.25m x 4.75m) Having central heating radiator and uPVC double glazed window to the front.

BEDROOM FOUR

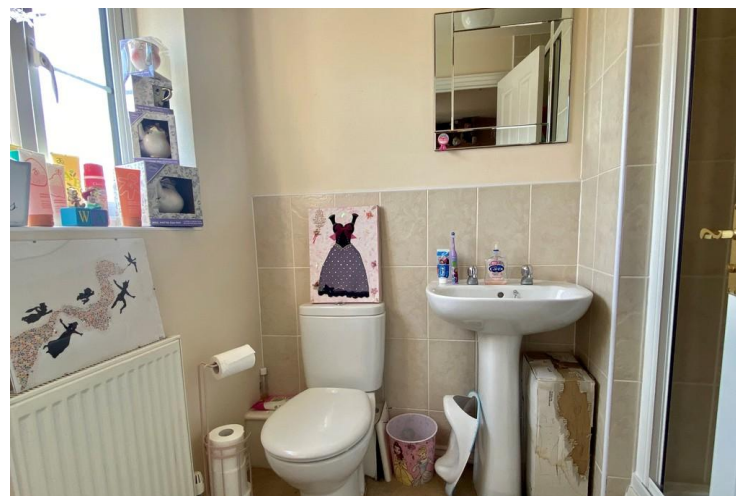
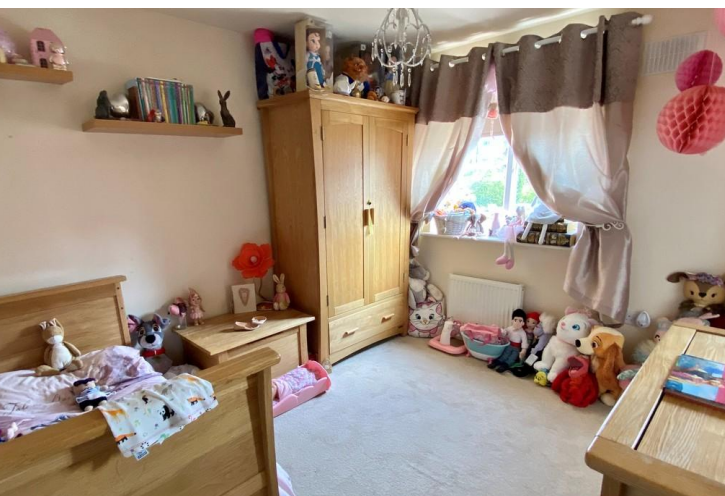
8' 7" x 10' 7" (2.62m x 3.23m) Having central heating radiator and uPVC double glazed Velux roof window.

BATHROOM

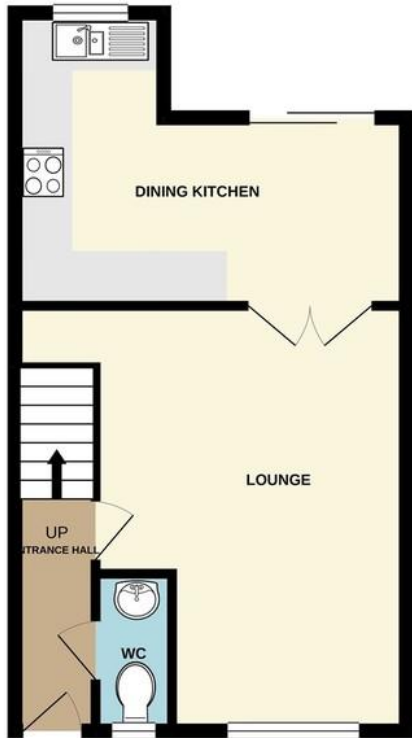
9' 0" x 6' 1" (2.74m x 1.85m) Having a white suite comprising: - low level w.c., pedestal wash hand basin, panelled bath, tiled splash backs, storage cupboard, central heating radiator, extractor fan and obscure uPVC double glazed window to the rear.

OUTSIDE

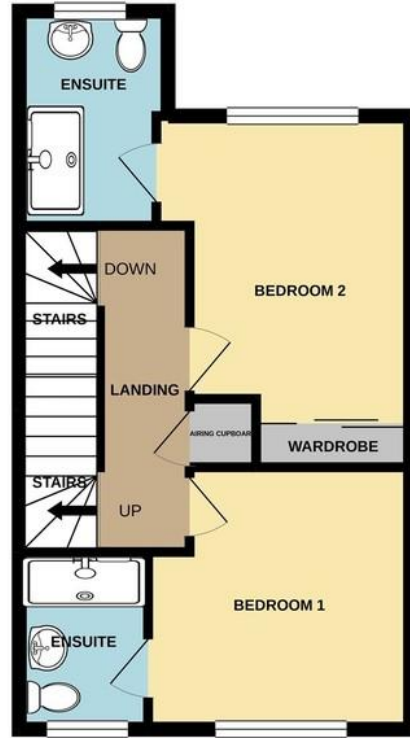
To the front of the property is a lawned fore garden with floral borders and herbaceous screen. Situated to the side is a communal parking area where there are two allocated parking spaces in tandem. A timber gate leads to the rear garden with lawn, floral border, loose stone patio, fenced and walled boundaries.



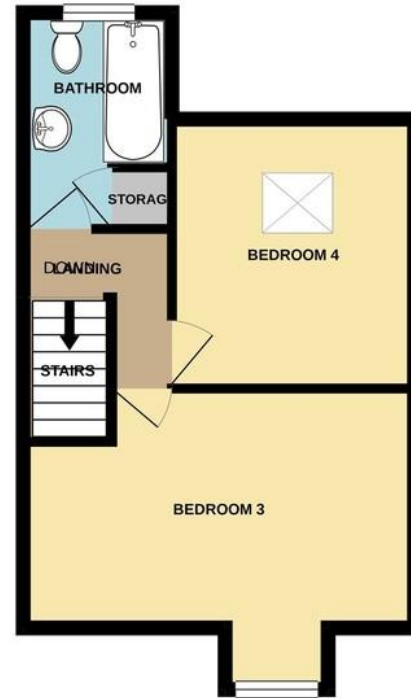
GROUND FLOOR
37.0 sq.m. (398 sq.ft.) approx.



1ST FLOOR
37.0 sq.m. (398 sq.ft.) approx.



2ND FLOOR
32.0 sq.m. (345 sq.ft.) approx.



TOTAL FLOOR AREA : 106.0 sq.m. (1140 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, customer and engineer shall have not been tested and no guarantee is given.

LOCAL AUTHORITY

Nuneaton and Bedworth Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.