



Connells

Falkland Place
Temple Herdewyke Southam

Falkland Place Temple Herdewyke Southam CV47 2UD

for sale guide price
£150,000



Property Description

Connells are delighted to present to the market this fantastic opportunity to acquire a well-maintained two double bedroom terraced home, located in the popular village of Temple Herdewyke. Spacious and light throughout, this property is offered for sale with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors.

The accommodation briefly comprises: A generously sized, light and airy lounge/dining room, a well-presented fitted kitchen, two spacious double bedrooms, a family bathroom with separate WC, a good-sized rear garden & allocated parking

The charming village of Temple Herdewyke enjoys a peaceful rural setting, while still offering excellent connectivity to major towns and employment hubs. Situated near Gaydon, Kineton, and Lighthorne, the village is close to both Kineton Barracks and Jaguar Land Rover sites, making it an ideal location for professionals working in the area.

Local amenities include a primary school and nursery, with additional facilities and shopping available in nearby Southam, Leamington Spa, Warwick, and Banbury.

The property is well-positioned for excellent transport links, with easy access to the M40, and train services from Leamington Spa, Coventry, Rugby, and Banbury, providing direct routes into London and Birmingham.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will

be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Via front garden with pathway leading to front entrance.

Entrance Hallway

Welcoming entrance hallway, comprising an under stairs storage cupboard, a storage heater, stairs rising to the first floor and doors off to the lounge/diner and kitchen.

Lounge/Diner

19' 9" max x 13' 8" max (6.02m max x 4.17m max)

Generously sized lounge/diner, benefiting from a feature fire place, telephone and television points, a

storage heater and two French doors to the garden.

Kitchen

10' 2" max x 9' 7" (3.10m max x 2.92m)
Fitted with wall and base units with work surfaces over, incorporating a stainless steel sink and drainer unit. There is an electric oven and electric hob with cooker hood over, space for a washing machine and space for a fridge/freezer. Benefiting from tiling to the splash back areas, a storage heater, two storage cupboards and a double glazed window to front elevation.

Landing

The stairs lead from the hallway, comprising an airing cupboard, storage cupboard, double glazed window to front elevation and doors off to both bedrooms and the family bathroom.

Bedroom One

10' 8" x 10' 9" max to wardrobes (3.25m x 3.28m max to wardrobes)
Double bedroom comprising built in wardrobes, a storage heater, loft access and a double glazed window to rear elevation.

Bedroom Two

13' 8" x 10' 8" max to wardrobes (4.17m x 3.25m max to wardrobes)
Double bedroom comprising built in wardrobes, a storage heater and a double glazed window to rear elevation.

Bathroom

Fitted with a two piece suite, comprising a wash hand basin, bath with mixer taps and shower over, partly tiled walls and a double glazed window to front elevation.

Separate Wc

Fitted with a low level Wc and a double glazed window to front elevation.

Rear Garden

Mainly laid to lawn with a patio area. Fully fence enclosed and with gated rear access.

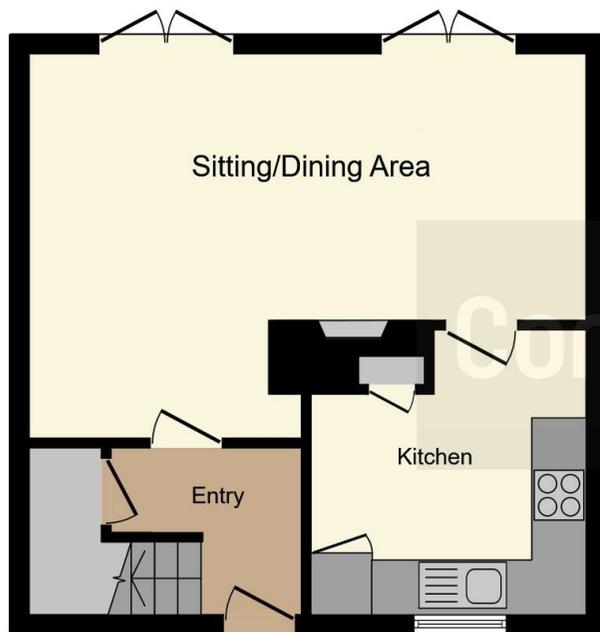
Parking

Benefiting from one allocated parking space.

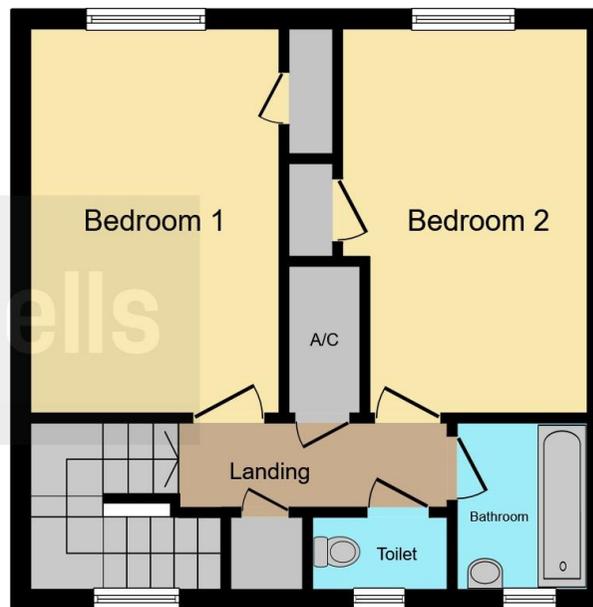
Agent's Note

Our seller has confirmed there is a monthly management charge payable of £60.89.





Ground Floor



First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/STH105158

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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