

HUNTINGTON COURT, WELLESBOURNE CV35 9RF



THREE BEDROOM, MID TERRACE MODERN PROPERTY ON A SMALL DEVELOPMENT WITHIN WALKING DISTANCE OF THE HEART OF WELLESBOURNE VILLAGE.

- Easy access to the M40 & associated motorway networks
 - Master bedroom with fitted wardrobes & en suite
 - Further double bedroom
 - Third bedroom ideal as study
 - Allocated parking and garage
- Restrictions: No smoking. Pets by arrangement
 - Current EPC Rating: 68 (D)
 - Available: 9th December 2019

A modern three bedroom terraced house situated in a modern courtyard development with garage located en bloc, in this popular village of Wellsbourne, benefits from having a rear garden and an allocated parking space.

Accommodation comprises:

Entrance hall with alarm, sitting room with gas fire, fully fitted kitchen, utility room. Master bedroom with fitted wardrobes and en suite shower room, further double bedroom and single room/study. Main bathroom with bath. Rear garden. Allocated parking and garage.

Entrance to the property is via a covered porch way which leads to a double glazed door giving access into Entrance Hall.

Entrance Hall

Carpeted to floor, neutral décor walls and ceiling, radiator, light point to ceiling, stairs to first floor and doors leading to all rooms.

Living Room 13'0" x 11'7" (3.965m x 3.549m)

Carpeted to floor, neutral décor walls and ceiling, two white UPVC double glazed windows, gas central heating radiator and coal effect gas fire.

Downstairs WC

Continuation of carpet and décor, light point to ceiling, pedestal wash hand basin with chrome hot and cold taps and low level WC with chrome push flush.

Kitchen Diner 15'9" x 10'2" (4.815m x 3.118m)

Carpeted to floor, neutral décor walls and ceiling, light point to ceiling, four spotlights to ceiling, dining area is carpeted to floor, neutral décor, gas central heating radiator, white UPVC double glazed French doors to rear elevation giving access onto the rear garden. Kitchen area is tiled to floor, white UPVC double glazed window to rear elevation, the kitchen is fitted with a range of base and wall units with a dark wood effect frontages and chrome knobs, silver coloured melamine work surface, under counter fridge, under counter freezer, built-in double electric oven, built-in gas hob, built-in dishwasher, one and a half bowl sink and matching drainer with chrome hot and cold mixer tap and doorway through into Utility Room.

Utility Room

Continuation of the flooring and décor, two spotlights to ceiling, floor unit and work surface to match that of the kitchen, Hotpoint washing machine, stainless steel with matching drainer, chrome hot and cold mixer tap. Low level door which provides under stairs storage.

First Floor Landing

Continuation of the carpet and décor, white painted wooden doors leading into all rooms and airing cupboard, gas central heating radiator, light point to ceiling and loft access.

Bedroom One 10'1" x 11'3" to fitted wardrobe (3.087m x 3.452m to fitted wardrobe)

Carpeted to floor, neutral décor, two white UPVC double glazed windows to front elevation, gas central heating radiator, light point to ceiling, double fitted wardrobe, door giving access into En-Suite Shower Room.

En-Suite Shower Room

Continuation of carpet and décor, spotlights to ceiling, low level WC, walk-in single shower, pedestal wash hand basin with chrome hot and cold taps, light and shaver point above, and gas central heating radiator.

Bedroom Two 8'10" x 10'5" (2.716m x 3.196m)

Carpeted to floor, neutral décor walls and ceiling, white UPVC double glazed window to rear elevation, gas central heating radiator and light point to ceiling.

Bedroom Three 6'9" x 8'9" to fitted wardrobe (2.061m x 2.684m to fitted wardrobe)

Carpeted to floor, neutral décor walls and ceiling, white UPVC double glazed window to rear elevation, gas central heating radiator, light point to ceiling and single fitted wardrobe.

Bathroom

Continuation of the carpet and décor, white UPVC obscure glazed window to front elevation, spotlights to ceiling, bath with chrome hot and cold mixer tap, WC with chrome push flush, pedestal wash hand basin with chrome hot and cold mixer tap, gas central heating radiator, light and shaver point above sink position.

Outside**To The Rear**

Enclosed garden mainly laid to lawn, allocated parking space and a garage en-bloc.

Rent

The rent is shown on the front page of these details. Deposit: The deposit is made up of the rent plus £150. e.g. A rent of £1000 would mean the deposit required would be £1150

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.

Holding Deposit

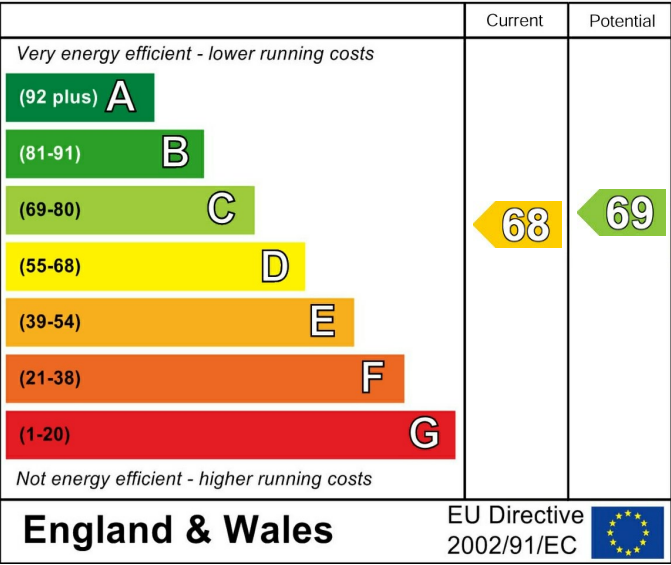
No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

Tax Band

Council Tax Band C



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

