

Peter Clarke



40 Heathcote Road, Whitnash, Leamington Spa, CV31 2NF

Offers Over £290,000

A spacious and attractive bay fronted traditional semi detached property set in the popular Whitnash, south Leamington Spa. The property is well maintained and proportioned throughout being within easy reach of the town centre, shops, amenities, schools and transport links. This would make a fantastic home for any families wishing to move up the property ladder. In brief the property comprises large living room, large second reception room, fitted kitchen, garage, lean to/utility, three well proportioned bedrooms, family bathroom, large driveway and good size garden to the rear.



APPROACH Approached via the large driveway, good size well maintained front garden with wall, hedge and fenced borders.

ENTRANCE PORCH With obscured double glazed doors to the front elevation.

ENTRANCE HALL With door to front with attractive original stained glass leaded light windows, stairs to the first floor, central heating radiator and door leading to :-

GUEST WC Having low level WC, obscured window to the side elevation.

LIVING ROOM A good sized room with a large double glazed bay window to the front elevation, feature electric

fireplace, wall mounted lights and central heating radiator, TV point and centrally mounted ceiling lights.

DINING ROOM Another good size reception room with bay window to the rear elevation, patio doors leading to the rear garden, feature electric fireplace, TV point, central heating radiator and two centrally mounted ceiling lights.

FITTED KITCHEN Fitted with a range of wall and base level units, ceiling light, space for cooker, sink and drainer and door leading to the lean to/utility.

LEAN TO / UTILITY With tiled flooring, windows to side and rear elevation, plumbing for washing machine, central heating radiator, power and lighting, door to rear garden and door to :-

GARAGE With up and over door, power and lighting and housing the boiler.

ON THE FIRST FLOOR

LANDING With double glazed window to the side elevation, loft access and centrally mounted ceiling lighting

MASTER BEDROOM Having large double glazed bay window to the front elevation, large built in wardrobes, central heating radiator and two ceiling lights.

BEDROOM TWO Another good size double bedroom with double glazed bay window to the rear elevation, large built in wardrobe, central heating radiator and ceiling lights.

BEDROOM THREE A well proportioned single bedroom with

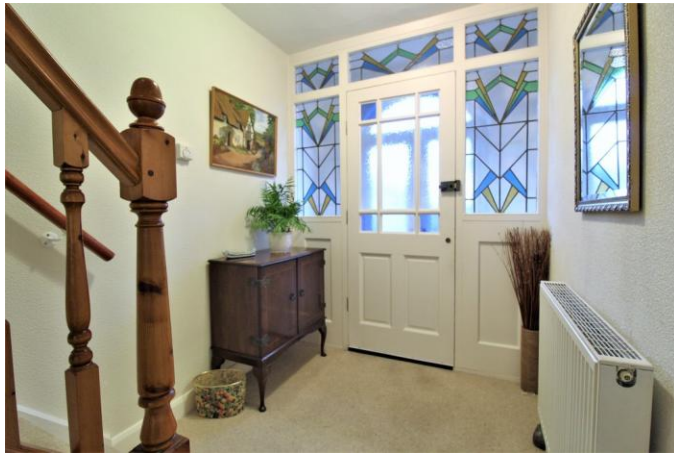


a double glazed window to the front elevation, ceiling light point, central heating radiator.

BATHROOM With low level WC, bath, pedestal wash hand basin, part tiling, obscured window to rear elevation, wall mounted towel rail radiator and ceiling light.

OUTSIDE

REAR GARDEN A good size attractive and well maintained garden being mainly laid to lawn with fence and hedge borders, mature shrub beds, attract patio area, access to the front, out-buildings including a shed and outside WC.



GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains gas, electric, water and mains drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Warwick District Council and is understood to lie in **Band C**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

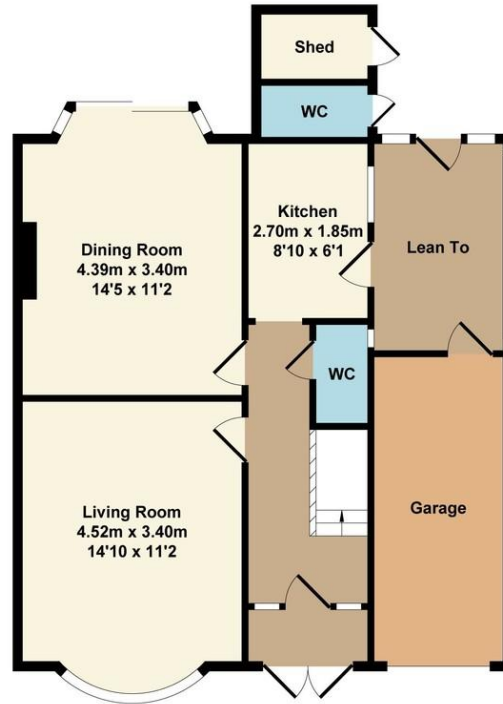
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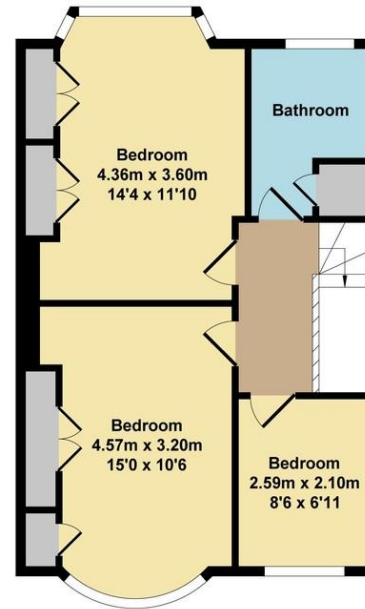
Heathcote Road

Total Approx. Floor Area 109.50 Sq.M. (1179 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 64.80 Sq.M.
(698 Sq.Ft.)



First Floor
Approx. Floor
Area 44.70 Sq.M.
(481 Sq.Ft.)

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



01926 429400

www.peterclarke.co.uk

Myton Road, Leamington Spa, Warwickshire CV31 3NY
leamington@peterclarke.co.uk

Peter Clarke

Six offices serving South Warwickshire & North Cotswolds