

Peter Clarke
New Homes



Plot 2, Spa Farm, Bishopton Lane, Bishopton, Stratford-Upon-Avon, CV37 9QY

£550,000

- Detached Family Home
- Single Hardwood Car Port
- Underfloor Heating Downstairs
- Gas Central Heating
- Convenient for Rail And Motorway Network
- Small Development Of Just 7 Properties
- Private Enclosed Rear Garden
- Principle Ensuite Shower Room
- Large Family Breakfast Kitchen
- **** STAMP DUTY PAID****



**** STAMP DUTY PAID** READY TO MOVE INTO, A DETACHED FOUR BEDROOM FAMILY HOME WITH PRINCIPAL BEDROOM EN-SUITE, OFF ROAD PARKING AND ENCLOSED REAR GARDEN. EXCELLENT COMMUTER NETWORK AND LOCAL AMENITIES.**

STRATFORD UPON AVON

A prestigious location in the very heart of England. Stratford Upon Avon is a prosperous market town in the picturesque county of Warwickshire. Much sought after as a place to live due to its rich history, excellent schools and convenient travel links. Stratford simultaneously maintains its friendly local feel, whilst proudly welcoming visitors from across the globe.

LOUNGE

13'10 x 10'8

KITCHEN/DINING

20'4 x 11'6

SNUG

11'11 x 10'11

WC

BEDROOM 1

11'11 x 10'8

ENSUITE SHOWER ROOM

BEDROOM 2

12'10 x 9'9

BEDROOM 3

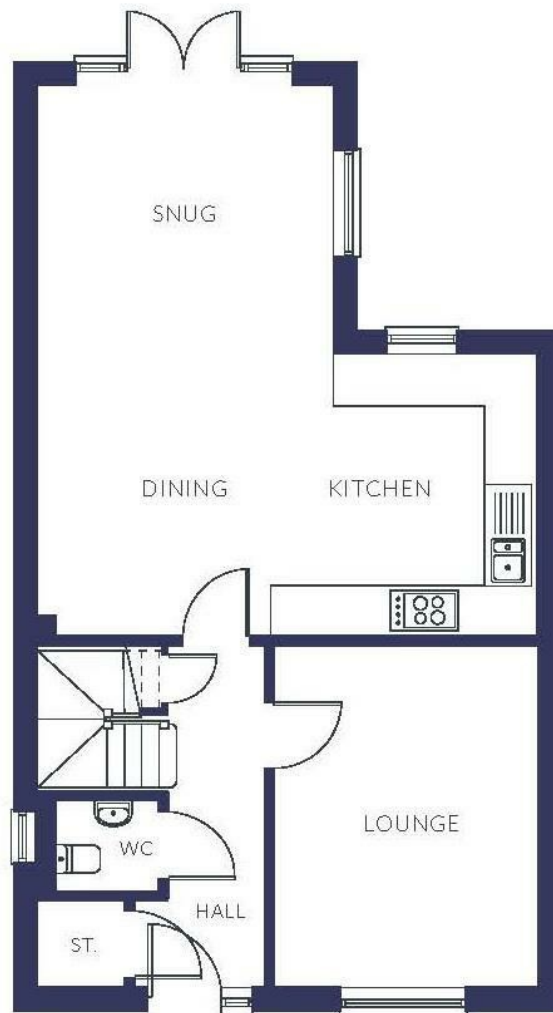
12'8 x 9'9

BEDROOM 4

13'3 x 7'8

FAMILY BATHROOM







OUTSIDE

Gardens front and rear, single car barn with electric charger and driveway parking for 2-3 cars.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains water, gas, electric and drainage connected to the property. However, this should 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 and is understood to not yet be assessed.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: tbc

VIEWING: By Prior Appointment with the selling agent Peter Clarke New Homes.

PLANNING APPLICATION NO: 22/01233/FUL



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that 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; 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. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. 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 and 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.

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