12 Simmons Court, Wellesbourne, Warwick, Warwickshire, CV35 9PE

- No onwards chain
- Located within heart of village
- Living room
- Kitchen
- Two bedrooms
- Courtyard garden
- Allocated car parking space

2 1 1

£240,000

Centrally located in the village of Wellesbourne, a two bedroom property with courtyard garden and allocated parking. **NO ONWARD CHAIN**

ACCOMMODATION
Entry through the front door into entrance hall, having wall mounted radiator, window to front, door to the living room and arch way to kitchen which offers a range of wall and base units with worktop over, integrated fridge-freezer, washer dryer, oven with gas hob and extractor over and wine fridge. Window overlooking rear aspect. Into the living room having window and patio doors to the courtyard garden, electric fire, wall mounted radiators to the front and rear and door to understairs storage cupboard.
From the entrance hall the stairs rising to first floor with window to front aspect and airing cupboard housing water tank. Both bedrooms having dual aspect windows, with bedroom two having loft access and fitted wardrobes over the bulkhead of the stairs. Bathroom fitted with wc, wash hand basin, bath with waterfall shower and shower attachment. Heated towel rail, spotlights, extractor and window to the rear aspect.

OUTSIDE
The rear courtyard garden is laid with block paving and fenced boundary with gate to an allocated parking space.

GENERAL INFORMATION
TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

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 lie in Band C.

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

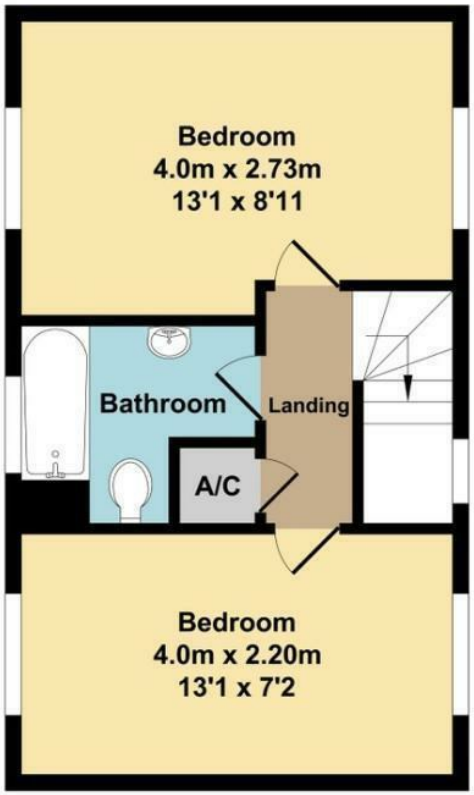
VIEWING: By Prior Appointment with the selling agent.

12 Simmons Court

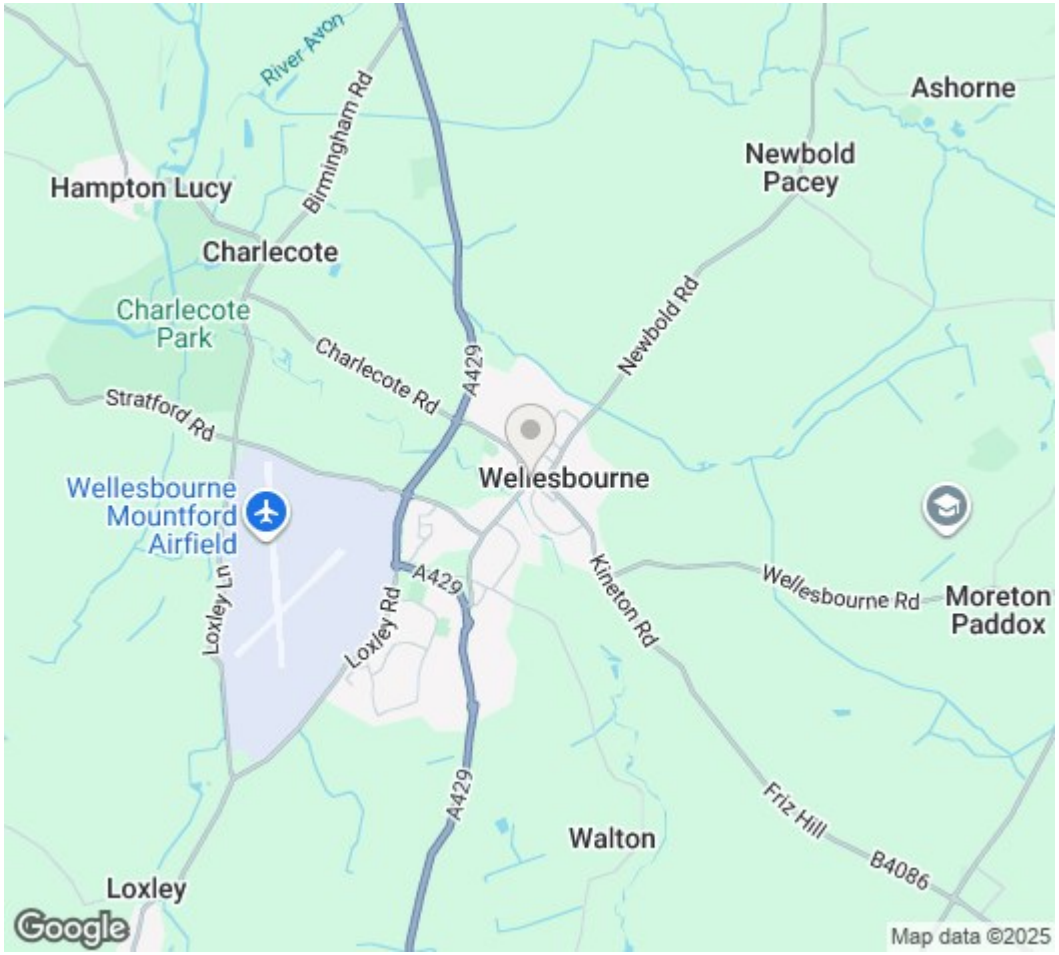
Total Approx. Floor Area 56.29 Sq.M. (605 Sq.Ft.)

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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given

Ground Floor
Approx. Floor
Area 28.37 Sq.M.
(305 Sq.Ft.)



1st Floor
Approx. Floor
Area 27.92 Sq.M.
(300 Sq.Ft.)



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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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Peter Clarke