

Peter Clarke



8 Wellum Street, Lighthorne Heath, Warwick, Warwickshire, CV33 9FB

- Well appointed semi-detached new build
- Entrance hall
- Guest cloakroom
- Lounge
- Kitchen/breakfast room
- Three bedrooms
- Bathroom and ensuite
- Enclosed rear garden
- Off street tandem parking



£300,000

A superb opportunity to acquire this well appointed, semi detached, three bedroom new build, built by Bellway Homes to the Tailor design. This superb modern residence is situated within close proximity to popular transport networks including the M40 motorway corridor, whilst further benefitting from off street parking, enclosed rear garden. Early viewing essential to appreciate fully.

ACCOMMODATION

Set back behind a well tended fore garden, a paved pathway leading to the main accommodation into an entrance hallway with door to guest cloakroom. Door to lounge, having feature flooring extending through to a well presented kitchen/breakfast room having floor and wall mounted storage with work surfacing over incorporating four ring gas hob and integral domestic appliances. Downlighters to ceiling. Space to one side that is well suited for dining with double doors out onto a rear patio area. The first floor enjoys two double bedrooms, bathroom and ensuite. Outside, the property further benefits from having an enclosed rear garden with side gated access to the property's off street tandem parking.

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. We are advised by the current owners that there is an estate management charge of £100 per annum for maintenance of the communal areas. Prospective purchasers should confirm this with their legal representatives before exchange of contracts.

SERVICES

We have been advised by the vendor that mains electricity, water and drainage are 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 BANDING

Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT EPC RATING

B. A full copy of the EPC is available at the office if required.

VIEWING ARRANGEMENTS

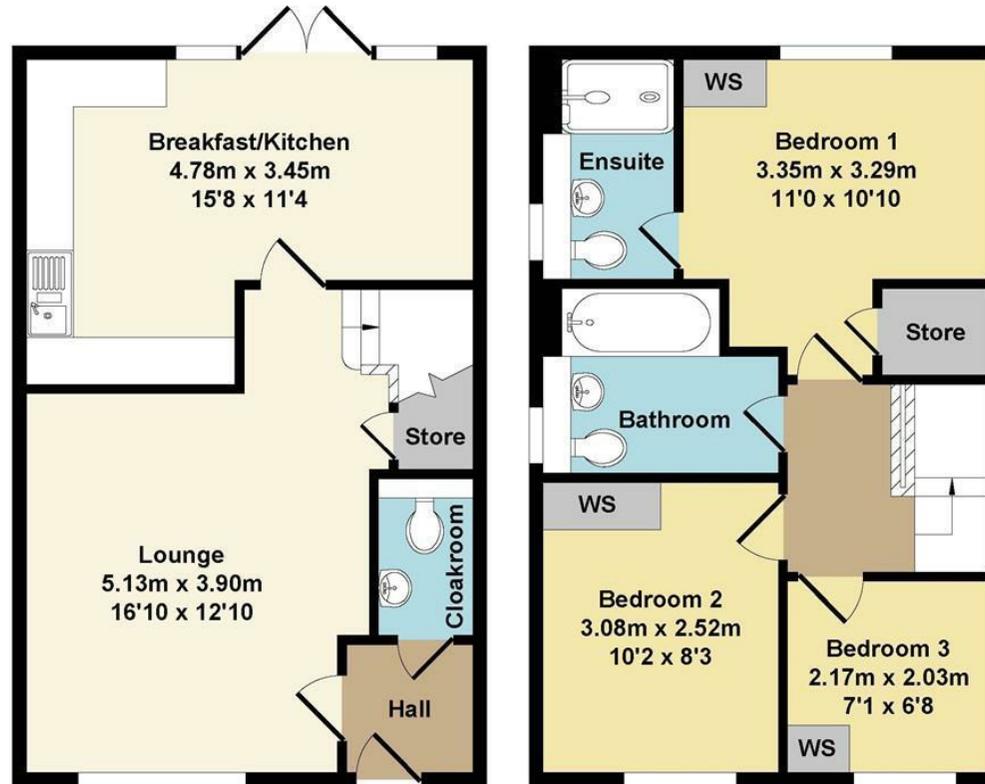
By Prior Appointment with the Agents.

REGULATED BY RICS



Wellum Street, Lighthorne Heath
 Total Approx. Floor Area 72.40 Sq.M. (780 Sq.Ft.)

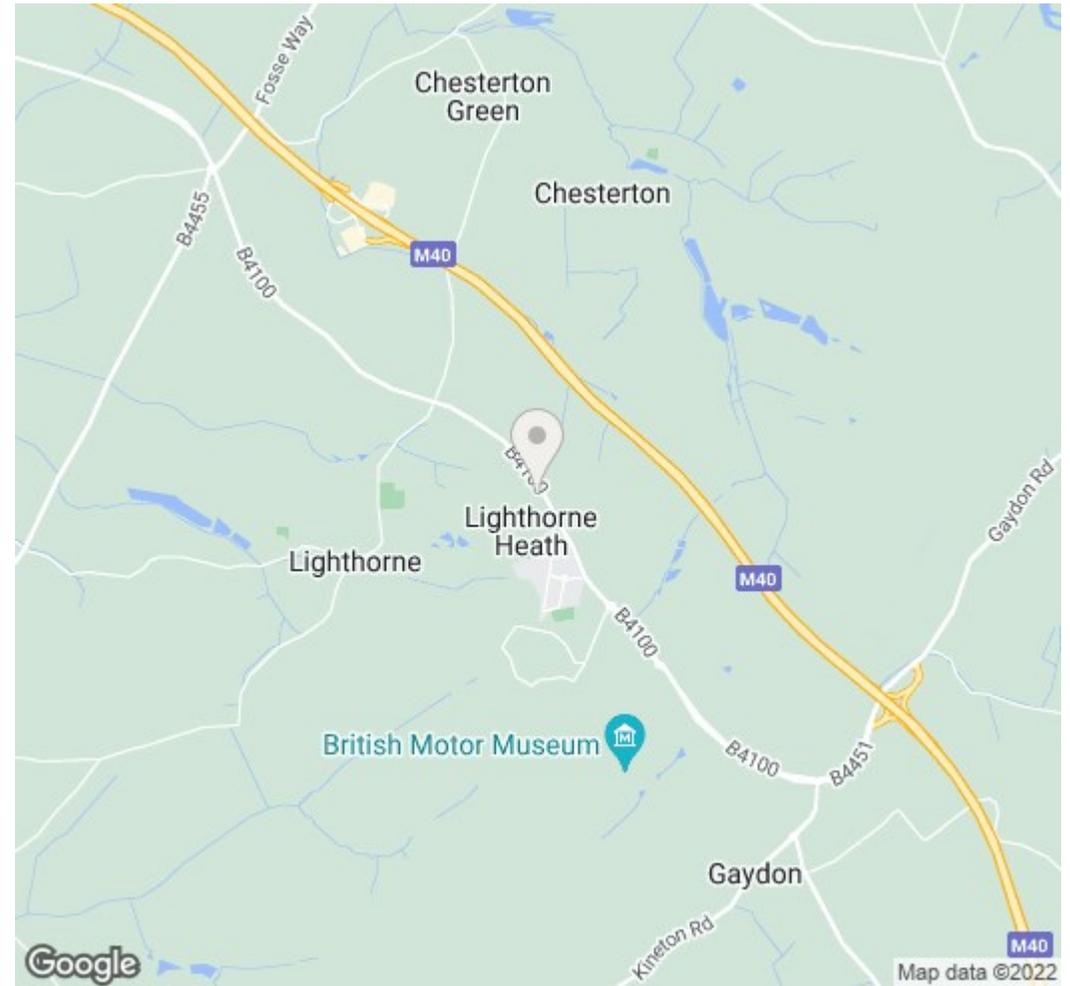
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 36.20 Sq.M.
 (390 Sq.Ft.)

First Floor
 Approx. Floor Area 36.20 Sq.M.
 (390 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.

Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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