



Your Property - Our Business



9, Sunset Close, Bishops Tachbrook

Price Guide £295,000



A particularly well maintained AC Lloyd built end townhouse, providing gas centrally heated two bedroomed accommodation, in particularly pleasant position with open aspect, in this well regarded South Leamington Spa location.

#### [Sunset Close, Bishops Tachbrook](#)

Forms part of the highly successful AC Lloyd built development, located some 2.5 miles to the south of the town centre, close to a good range of local facilities and amenities including shops, schools and a variety of recreational facilities. Also within

easy reach of the motorway network. Since it's original construction three years ago, this location has consistently proved to be very popular, ehB Residential are pleased to offer 9 Sunset Close, which is an opportunity to acquire a well appointed, spacious, two bedroomed end townhouse. Which provides gas centrally heated two bedroomed accommodation, and features a well fitted kitchen with appliances and bathroom, and has been maintained from new by the present owners to an excellent standard throughout.



The property is particularly well sited within Sunset Close with open front aspect, and includes two car parking facilities, one with EV Charger and the landscaped rear garden is a particularly notable feature. The agents consider interest in this property will appeal principally to first time buyers and viewing is highly recommended.

In detail the accommodation comprises:-

#### [Entrance Hall](#)

With panelling effect to dado height, Karndean



flooring, radiator, window feature to lounge/dining area feature.

#### [Cloakroom/WC](#)

With low flush WC, vanity unit with wash hand basin, mixer tap, tiled splashback, radiator, Karndean flooring.

#### [Fitted Kitchen](#)

9'6" x 6'6" (2.90m x 1.98m)

With extensive range of attractive gloss grey fronted base cupboard and drawer units, with

complementary work surfaces and returns, matching range of high level cupboards, boiler cupboard with Worcester gas fired central heating boiler, single drainer one and a half bowl sink unit with mixer tap, built-in fridge freezer, stainless steel oven, four ring hob unit with glazed splashback and extractor hood over, built-in washing machine, dishwasher, concealed pelmet lighting, radiator.

#### [Lounge/Dining Room](#)

13'6" max x 15'7" (4.11m max x 4.75m)

With understairs cupboard, Karndean flooring,



radiator, twin French doors and side panels overlooking rear garden.

#### [Stairs and Landing](#)

With panelled effect to dado height with balustrade, radiator, access to roof space.

#### [Bedroom](#)

13'3" max 10' min x 7'6" (4.04m max 3.05m min x 2.29m)

With pleasant open aspect, radiator, built in cupboard.



### Bathroom/WC

6' x 6'4" (1.83m x 1.93m)

With a white suite comprising panelled bath, with mixer tap, shower attachment, shower screen and tiled shower area. Vanity unit with wash hand basin, mixer tap, tiled splashback, low flush WC, chrome heated towel rail, extractor fan.

### Bedroom Two

11'4" x 8'9" (3.45m x 2.67m)

With a range of built wardrobes, hanging rails, shelves, mirrors doors, radiator.

### Outside

The property occupies a particularly pleasant position, overlooking an open green area. with twin car parking facilities, one with EBC charger. Pedestrian side access leads to the...

### Landscaped Rear Garden

Which comprises a paved patio, shaped lawn. gravelled area with pergola timber garden shed bounded by close boarded fencing with pedestrian access.

### Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

### Broadband Availability

Standard/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

### Rights of Way & Covenants

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 the same whether mentioned herein or not.

#### [Tenure](#)

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### [Services](#)

All mains services are understood to be connected to the property including gas. NB We have not

tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### [Council Tax](#)

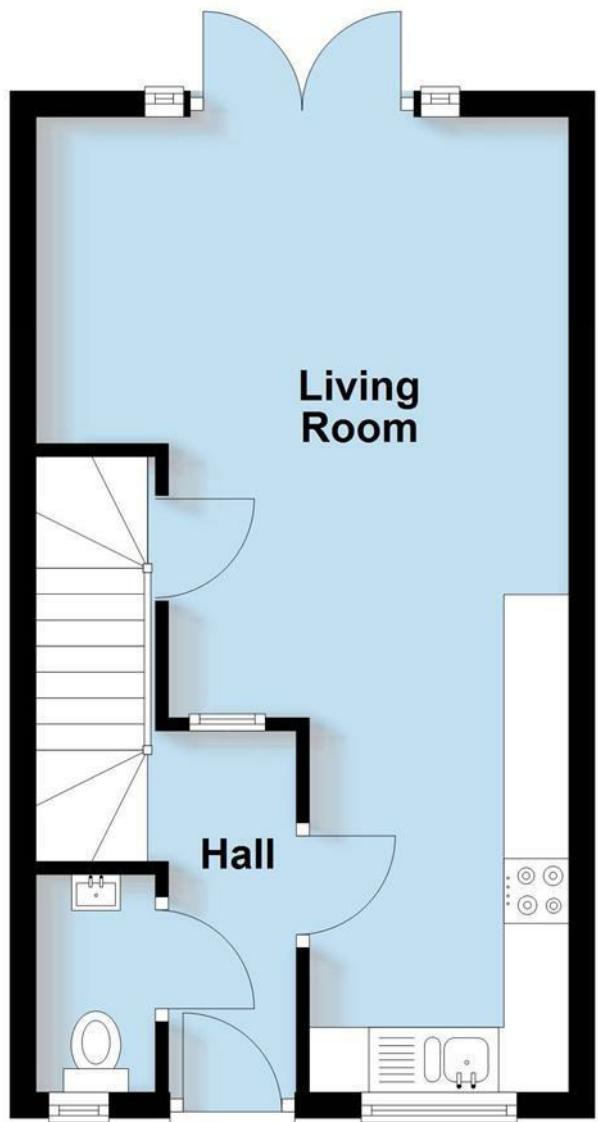
Council Tax Band C.

#### [Location](#)

CV33 9FL

# Ground Floor

Approx. 30.9 sq. metres (332.4 sq. feet)

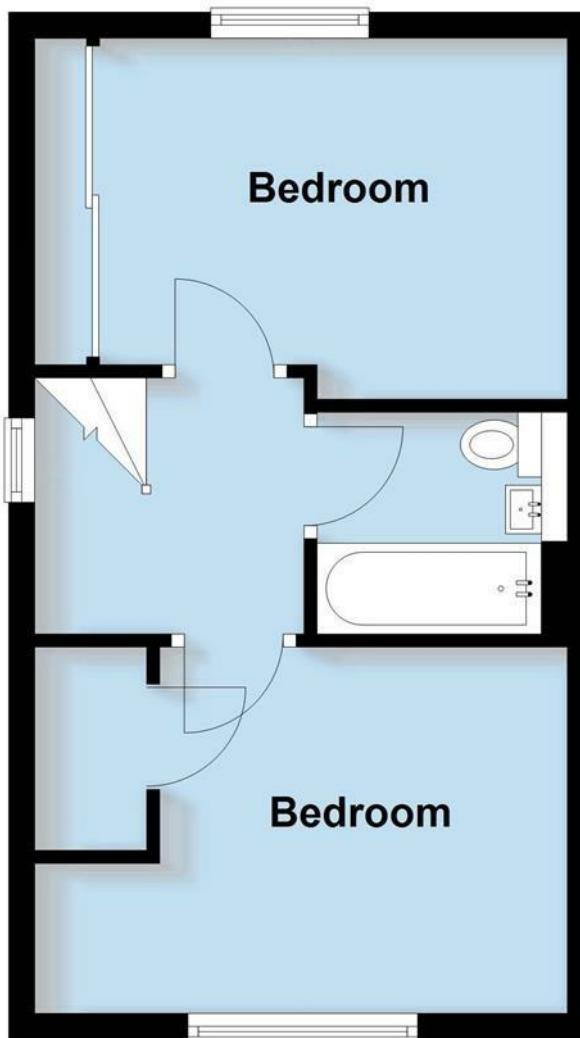


Total area: approx. 61.8 sq. metres (664.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

# First Floor

Approx. 30.9 sq. metres (332.4 sq. feet)

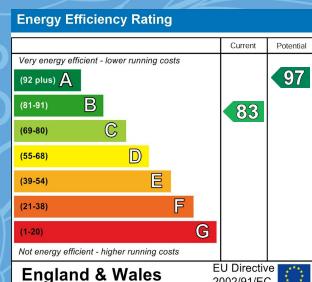


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Residential Estate Agents  
Lettings and Property Managers  
Land and New Homes Agents

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144 [ehresidential.com](http://ehresidential.com)



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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