



**13, Cornwall Close,**

**£1,350 Per Month**



Nestled in the charming area of Cornwall Close, Warwick, this modern detached house presents an excellent opportunity for those seeking a comfortable family home.

The house features a thoughtfully extended layout, ensuring that every corner is utilised to its fullest potential. The inviting living areas are complemented by the convenience of gas central heating.

A notable highlight of this property is the garage, which not only offers secure parking for one vehicle but also includes an electric charging point, catering to the needs of modern living. This thoughtful addition makes it an ideal choice for those with electric vehicles.

Available for immediate occupancy, this home is perfect for

families or professionals looking to settle in a desirable location. With its blend of modern amenities and spacious accommodation, this detached house in Cornwall Close is a must-see for anyone seeking a new place to call home in Warwick.

One of the standout features of this home is its proximity to Warwick Hospital, making it an ideal choice for healthcare workers or anyone seeking easy access to medical facilities.

#### HALL:

Double glazed front door, door to garage.

#### CLOAKROOM:

White suite. Radiator. Double glazed window.

#### LOUNGE:

22'2" x 12'3" (6.76 x 3.73)

9'9" (2.97m) min. Two radiators. Double glazed window to front.



Telephone point. T.V. aerial point. Staircase to first floor. Smoke detector.

#### DINING ROOM:

9'6" x 9'0" (2.90 x 2.74)

Double glazed double doors opening to rear garden.

#### KITCHEN:

19'0" x 10'6" (5.79 x 3.20)

Good range of units. 2 x Homark gas hobs, Homark extractor fan unit, Homark under counter oven. Hotpoint fridge freezer 8390, Electrolux Aqualux 1000 spin washing machine.

Two radiators. Double glazed window to rear. Double glazed door to side.

#### FIRST FLOOR LANDING:

Smoke detector. Double glazed window.



#### BEDROOM 1:

12'9" x 8'1" (3.89 x 2.46)

Built-in wardrobes. Radiator. Double glazed window to front.

#### BEDROOM 2:

9'8" x 8'6" (2.95 x 2.59)

plus space taken up with built-in wardrobes. Radiator. Double glazed window to front.

#### BEDROOM 3:

9'0" x 8'0" (2.74 x 2.44)

plus space taken up by built-in wardrobes. Radiator. Double glazed window to rear.

#### BATHROOM:

Newly fitted with modern white suite. Corner bath. Pedestal wash hand basin. Close coupled w.c. Chrome ladder radiator. Walls and floor fully tiled. Double glazed window.

#### OUTSIDE:

The front is block paved providing vehicle hardstanding area.

#### GARAGE:

20'9" x 8'2" (6.32 x 2.49)

Ravenheat gas central heating boiler. Consumer unit. Gas and electric meters. Electric power and light.

#### GARDEN:

The rear garden is laid with paving and lawn.

#### General information

SERVICES: All mains services are connected to the property.

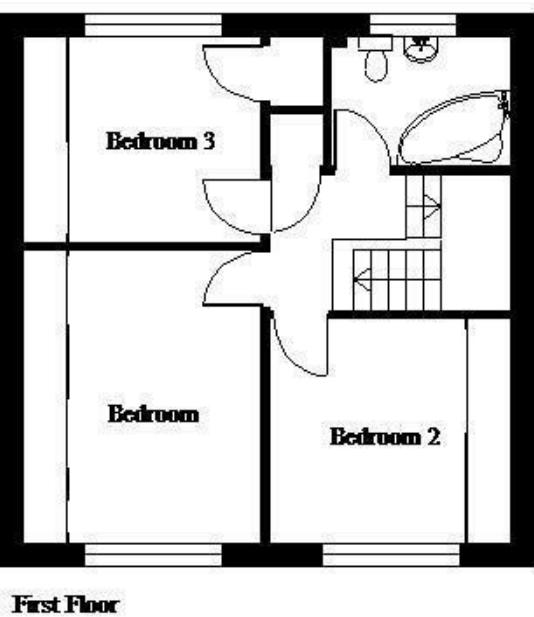
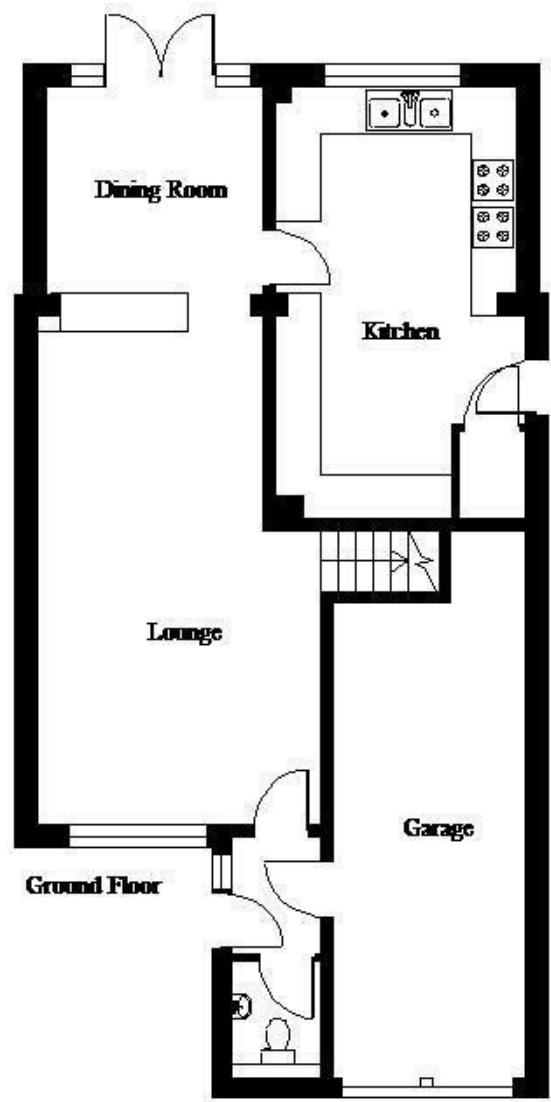
COUNCIL TAX: Warwick District Council Tax Band 'D' £1564.58

2015/16. VIEWING: Please contact the Agents DONALD CARTER & PARTNERS on 01926-492422, fax 411897 or e-mail [sue@donaldcarter.co.uk](mailto:sue@donaldcarter.co.uk). who will be pleased to make appointments for interested applicants to view.

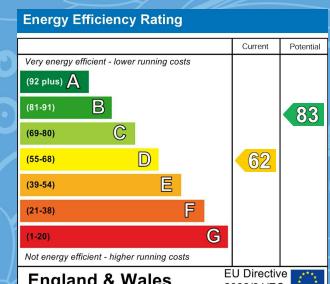
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Area Approx: 1275 sq ft 118.5 sq m  
Floor plans are for illustration purposes and are not to scale.  
PYM 01926 409428 2015



Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

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