



Willes Terrace, Leamington Spa, CV31 1DL

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE EARLY JANUARY \*\*\* This beautiful Victorian character property is available for rental. The property boasts lots of features including high ceilings, original wooden flooring as well as having a modern twist. Idyllic corner plot which looks out to a tree lined avenue, privacy in abundance due to matured greenery surrounding. Superb commuting access and walking distance to town centre and train station. Excellent catchment area for local reputable schools and close by amenities for convenience.

This exceptional family home comprises in brief: Generous naturally bright entrance hallway, two large reception room each with feature fireplaces and character bay windows, additional reception/study room with mezzanine area. The mezzanine has a spiral staircase leading down to bathroom and laundry utility room. The breakfast kitchen is fully fitted with appliances, range cooker and has ample room for dining table and chairs. Double doors lead out to the rear garden which has a grass, patio and barbeque area.

To the mid and first floor; spacious split-level landing with four large double bedrooms with principal bedroom benefitting from ensuite shower room. Main bathroom with full suite including deluxe free standing roll top bath. Additional separate WC to compliment busy family lifestyle.

This unique home also boasts a modern lower ground, two double bedroom apartment which has its own kitchen /living space, ensuite shower room and additional shower room. The apartment can be accessed from the main house but also has its own self-contained entrance.

The property also comes with a garage, parking space and is offered part/unfurnished landlord can be flexible to remove any items. Council Tax Band G. Energy Rating E. Pets Considered. THIS IS NOT AVAILABLE TO STUDENTS/SHARERS





## Key Features

- AVAILABLE EARLY JANUARY
- Leamington Spa
- 6 Bedrooms, 4 Bathrooms, 4 Receptions & Office
- Detached Character House - Exceptional Family Home
- Part-Furnished/Unfurnished
- Rear Private Garden, Parking & Single Garage
- Walking Distance to Town Centre & Train Station
- Council Tax Band G
- Energy Rating E
- Pets Considered

**£3,750 PCM**