



Shanklin Drive, Nuneaton, CV10 0BA

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* WONDERFUL WEDDINGTON ! \*\*\*

This is a traditional style semi detached residence situated within the ever popular Weddington location which is available for possession in December 2023 ready for a Christmas move in.. The property which is presented in good order throughout benefits from gas fired central heating, upvc double glazing along with excellent local amenities, shops, schools, etc and an early viewing is essential as we don't expect this one to hang about so call now on 02476 374949 to book your viewing Through hall, full length lounge / diner, modern kitchen, landing, three bedrooms and refitted bathroom. Block paved driveway, good sized rear garden with home office / store. EPC RATING TBC.





## Key Features

- Wonderful location
- Traditional semi-detached home
- Spacious lounge
- Modern kitchen & bathroom
- Three bedrooms
- Driveway and large garden
- Available December
- EPC D Council tax band C

**PCM**  
**£950 PCM**



### Important Information About Tenancy Costs

A refundable holding deposit is required to secure this property equal to one weeks rent, the full deposit payable is a maximum of 5 weeks rent. Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.

### Online Viewings

Please note due to high volumes of viewing requests, all applicants are required to view the property in person prior to completing an application on the property. An online viewing is for visualisation purposes only and is not a substitute for an in-person viewing.

### THROUGH HALL

Obscure leaded light UPVC double glazed front entrance door, matching obscure UPVC leaded double glazed side screens, central heating radiator, thermostat, stairs rising to first floor, under stairs storage cupboard, opening into kitchen, door into full length lounge/ dining room.

### LOUNGE/ DINING ROOM

10'4" x 24'11"

Two central heating radiator, two UPVC double glazed windows to front elevation, double glazed double opening patio doors opening to the rear garden, coved ceiling.

### KITCHEN

16'0" x 7'3"

Refitted with a comprehensive range of modern shaker style units to three side and comprises;- inset one and a half bowl stainless steel sink unit, mixer tap and base unit, additional base units and drawers, contrasting work surfaces over, built in double stainless steel oven, four ring hob, stainless steel chimney style extractor hood above, space for tall fridge freezer, plumbing and space for tall fridge freezer, fitted wall cabinets, central heating radiator, under stairs cupboard, UPVC double glazed windows to side and rear, UPVC double glazed side exit door, tiled flooring, Potterton central heating boiler.

### FIRST FLOOR LANDING

Obscure UPVC double glazed window to side, central heating radiator, bi-fold door to bathroom, door to all three bedrooms, coved ceiling, fitted smoke alarm.

### BEDROOM ONE

8'2" x 12'7"

Central heating radiator, UPVC double glazed window to rear, full height fitted wardrobes, loft hatch.

### BEDROOM TWO

10'5" x 11'10"

Central heating radiator, leaded UPVC double glazed window to front, coved ceiling.

### BEDROOM THREE

5'4" x 6'2"

Central heating radiator, leaded UPVC double glazed window to front, coved ceiling.

### BATHROOM

5'5" x 5'1"

Fully tiled to the walls, equipped with modern white suite comprising;- P-Shaped bath, curved shower screen, mixer tap, shower attachment, pedestal wash hand basin with mixer tap, low flush WC, obscure UPVC double glazed window to rear, bathroom cabinet, vinyl floor covering.

### OUTSIDE

To the front of the property is a driveway providing parking, side pedestrian access to rear garden. To the rear is a good sized rear garden with paved patio, railway sleeper edging, lawned area, fenced and conifer screened bordered, to the extreme rear of the property is a brick built store with power and lighting and UPVC double glazed double opening doors.











# Floorplan

EPC Rating - D

Tenure -

Council Tax Band - C

Local Authority  
Nuneaton and Bedworth Borough  
Council



# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

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