

## BEALE CLOSE, LEAMINGTON SPA CV33 9QT



- Bungalow
- Two Large Bedrooms
  - Open fire
- Sought After Location
- Restrictions: No Pets
  - Carport
- EPC rating: 51 (E)
  - Unfurnished
- Available December 2025
  - Council Tax Band - E

**2 BEDROOMS**

**£1,050 PCM**

Set back in an idyllic plot in the popular village of Bishops Tachbrook, is this well presented, two bedroom, semi-detached bungalow.

In brief, the property is comprised of a large entrance vestibule area, leading to a well presented kitchen with walled cupboard units, oven and hob and space for whitegoods. A very spacious and bright reception room boasts an open fire. Bedroom one is a large double and the master bedroom benefits from having built-in wardrobes. Bathroom is traditional three piece suite with shower over bath. Ample storage cupboards throughout. Fenced garden to the rear.

The property comes with the use of one half of a car port.

Available 4th December 2025.

Sorry, no pets permitted

### **Entrance Hall**

Storage cupboard, further cupboard with parcel shelf and hooks. Meter cupboard

### **Living room 13'5" x 24'7" (4.10 x 7.50)**

Door to hallway and door to kitchen. Open fire. Window to front, side and rear.

### **Kitchen 12'6" x 12'7" (3.82 x 3.86)**

Stable door to garden. Doors to lounge and hallway. Window to rear. Pantry. Electric oven with a range of units.

### **Bedroom one 13'4" x 12'10" (4.08 x 3.93)**

Window to front. Build in triple double wardrobes.

### **Bedroom two 10'2" x 15'3" (3.12 x 4.67)**

Window to rear

### **Bathroom**

Low Level WC. Bath. Pedestal wash hand basin.

### **Garden**

Enclosed rear garden. Mostly lawn.

### **GENERAL INFORMATION**

Services

Mains water, gas and electricity are believed to be connected to the property.

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**Tax Band**

Council Tax Band 'E'

