

distinctly different

Residential
New Homes
Lettings
Commercial

# **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.

#### **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.

## **Lettings Disclaimer**

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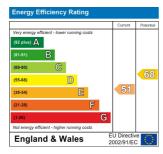
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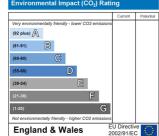
## **Tax Band**

Council Tax Band 'E'









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