



## TYPHOON WAY

SOUTHAM, CV47 1AW

£135,000  
LEASEHOLD

Set on the outskirts of the highly desirable Flying Fields estate, is this well presented two-bedroom end terraced home. Nicely finished throughout and with lots of amenities on its doorstep, this lovely home has much to offer its next owners.

## TYPHOON WAY

- 50% Shared Ownership • Two Bedrooms • Off Road Parking for Two vehicles • Enclosed Rear Garden • Close To Local Amenities • Gas Central Heating • End of a cul-de-sac



As you enter the property you are welcomed into a modern and spacious lounge, the lounge is a perfect spot to relax and is flooded with natural light.

To the rear of the property you will find the kitchen, the kitchen is fully fitted with a range of wall and base units and is inclusive of an integrated fridge, freezer, dishwasher and gas hob and electric oven. The kitchen also has ample space for a dining table and provides access out into the garden.

The downstairs accommodation also benefits from a downstairs w/c and a large pantry cupboard.

Upstairs briefly comprises of two bedrooms and a bathroom.

The main bedroom is located at the rear of the home and is a good-sized double room. Bedroom two is a large double room located at the front of the home.

Outside the garden is laid mainly to lawn with a patio that is perfect for alfresco dining and entertaining guests. The garden also benefits from rear access.

This lovely home also benefits from off road parking for two vehicles, gas central heating and double glazing throughout.

Surrounded by the South Warwickshire countryside and

with a wealth of amenities on its doorstep, this lovely home offers rural community living at its finest.

Tenure: Leasehold

Shared Ownership: 50% share available at £135,000. Full market value of £270,000

Rent: £377 per calendar month, includes buildings insurance and service charge.

Local Authority: Stratford on Avon District Council

Council Tax Band: C

EPC: B



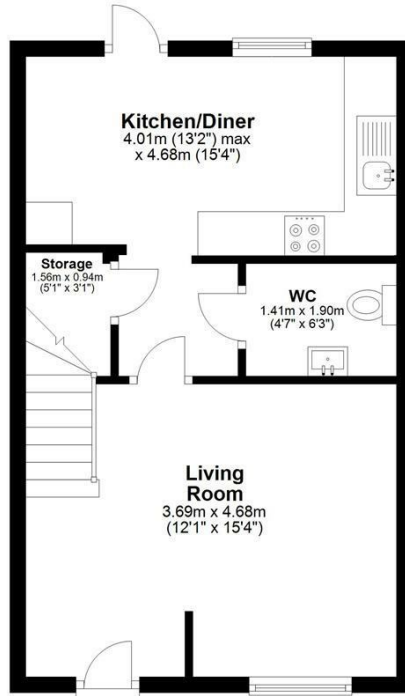


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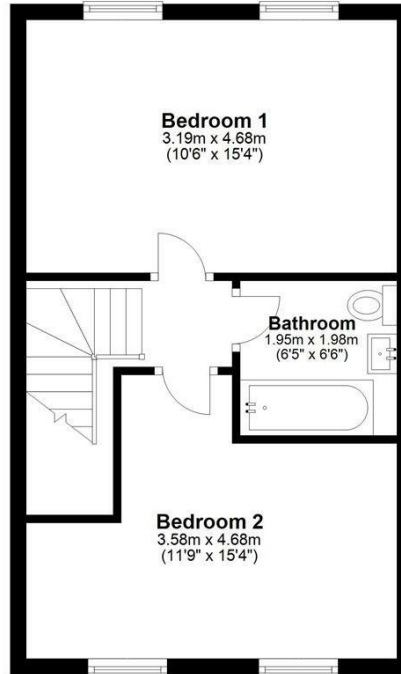
## Ground Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 73.7 sq. metres (793.7 sq. feet)

This plan is for illustrative purposes only. It's not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation or approximate. No details are guaranteed and cannot be relied upon for any purposes and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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