



Connells

Tattle Bank
Southam



Property Description

Connells are delighted to bring to market this TWO BEDROOM END-TERRACE COTTAGE ideally situated within a 'stone's throw' away from Southam Town Centre. The property briefly comprises of a lounge, dining room, kitchen, landing, two bedrooms, bathroom, off street parking and a private rear garden.

The well regarded historic market town of Southam offers rural community living with the advantages of town amenities. Ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Royal Leamington Spa, the historic town of Warwick, famous William Shakespeare's hometown of Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1.

Within Southam are three primary schools; Southam Primary School, St Mary's Catholic School & St James Church of England. Southam College secondary school is rated outstanding by Ofsted. Private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

Approach

Front door through to:

Entrance Hall

The entrance hall has tiled flooring, there are stairs leading to the first floor with storage beneath, there is a radiator and opening to the dining room.

Dining Room

8' 8" x 6' 6" (2.64m x 1.98m)

The dining room has tiled flooring, a bay window to the front aspect, an opening to the lounge and entrance hall.

Lounge

12' 3" x 10' (3.73m x 3.05m)

The lounge has tiled flooring, a radiator, and window to the side aspect, an electric feature fireplace and opening to the kitchen.

Kitchen

The kitchen has tiled flooring, wall and base units with a tiled splash-back & a breakfast bar, there is appliance space for an electric Cookmaster Range, there is also a ceramic 1&1/2 bowl sink and drainer and radiator. Windows to the side and rear aspects, a door leads to the rear decking area and an opening to the utility room.

Utility Room

5' 8" x 5' 2" (1.73m x 1.57m)

The utility room has tiled flooring, a worktop with appliance space for washing machine and fridge/freezer, a window to the rear aspect and door leading to the WC.

Cloakroom

Low level WC and tiled flooring.

Landing

Window to side aspect, carpeted flooring and doors to rooms.

Bedroom One

15' 1" maximum x 9' 6" (4.60m maximum x 2.90m)

Carpet flooring, a radiator and window to the rear aspect with views over the garden.

Bedroom Two

9' 9" x 9' 8" (2.97m x 2.95m)

Carpet flooring, a radiator, airing cupboard and window to the front aspect.

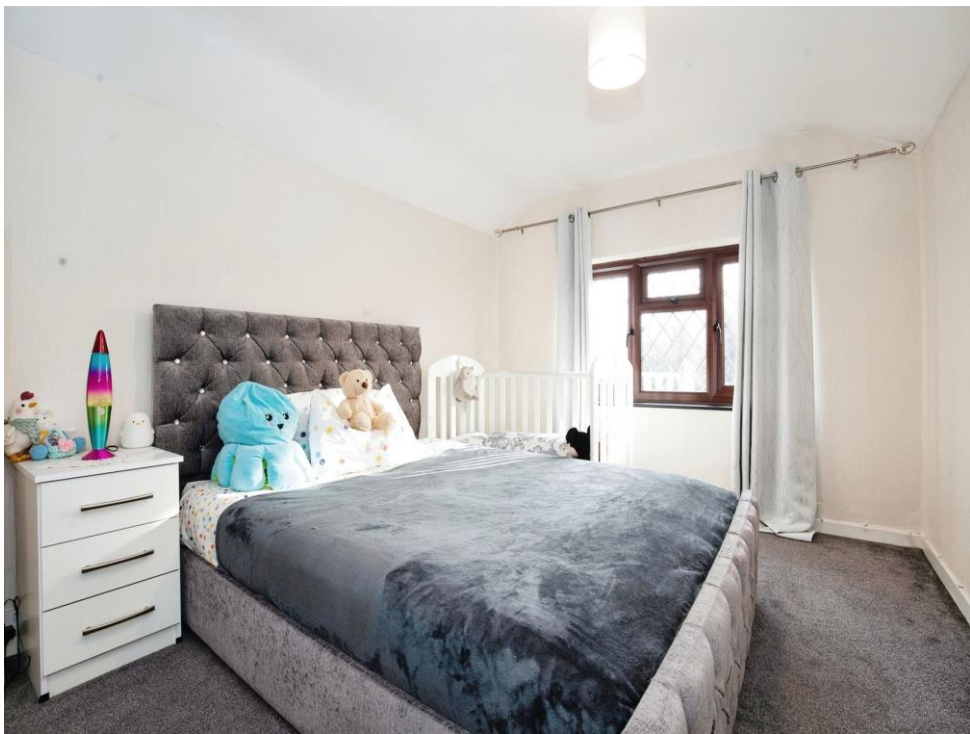
Bathroom

Tiled flooring, the white suite comprises stylish roll top bath, low level WC, large shower enclosure and a wash basin, there is also a heated towel rail and the walls are part tiled.

Rear Garden

Spacious garden with a decking area ideal for an evening relaxing outside, There are mature trees, pebbled parking area with a shed and gated access. Further down the garden is a lawn with planted edges and gated arch to further lawn with a seating area overlooking the river.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01926 815500
E southam@connells.co.uk

84 Coventry Street
 SOUTHAM CV47 0EA

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/STH104334



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STH104334 - 0008