



Connells

Tattle Bank
Southam



Property Description

Connells are delighted to bring to market this **TWO BEDROOM SEMI-DETACHED COTTAGE** ideally situated within a 'stone's throw' away from Southam Town Centre. The property briefly comprises of a lounge, kitchen diner, landing, two bedrooms, bathroom, driveway parking and 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

This two bedroom cottage comprises of shale stone area with steps down to front door.

Entrance Hall

Door to lounge and door to the laundry room. Tiled flooring and ceiling light.

Laundry Room

6' 6" x 3' 3" (1.98m x 0.99m)

The laundry room as power, lighting and appliance space for a washing machine and tumble dryer.

Lounge

14' 1" x 11' 10" (4.29m x 3.61m)

Stairs to first floor landing, feature fire place, Cupboards, radiator, wooden flooring and arch way through to kitchen.

Kitchen Diner

13' 4" x 8' (4.06m x 2.44m)

Double glazed window to the rear aspect, Velux style window and double glazed patio doors leading out in to rear garden. Fitted with a range of wall and base units with butcher block work surface over, incorporating Belfast sink with mixer tap over, part tiled walls, free standing Rangemaster cooker with cooker hood over. Tiled flooring. Space for under counter fridge, space and plumbing for dishwasher and radiator.

Bedroom Two

14' x 7' 4" (4.27m x 2.24m)

Double glazed windows to the front and side aspect and telephone point

First Floor Landing

Double glazed window to the side aspect and doors to:

Bedroom One

12' 1" x 10' 11" (3.68m x 3.33m)

Double glazed window to the rear aspect. Built in cupboard, radiator and television point.

Shower Room

Double glazed obscure window to the front aspect. Fitted with a suite comprising of a shower cubicle with shower, hand wash basin, low level WC, part tiled walls and radiator with fitted towel rail. Large airing cupboard housing boiler and power point. Access to loft space which is boarded.

Rear Garden

Fenced boundary with shale stone and part paved patio ideal for entertaining. Step down to a large lawn area fenced with gated access to another lawn area leading down to the local brook and mature shrubs. Outside tap and wooden shed.

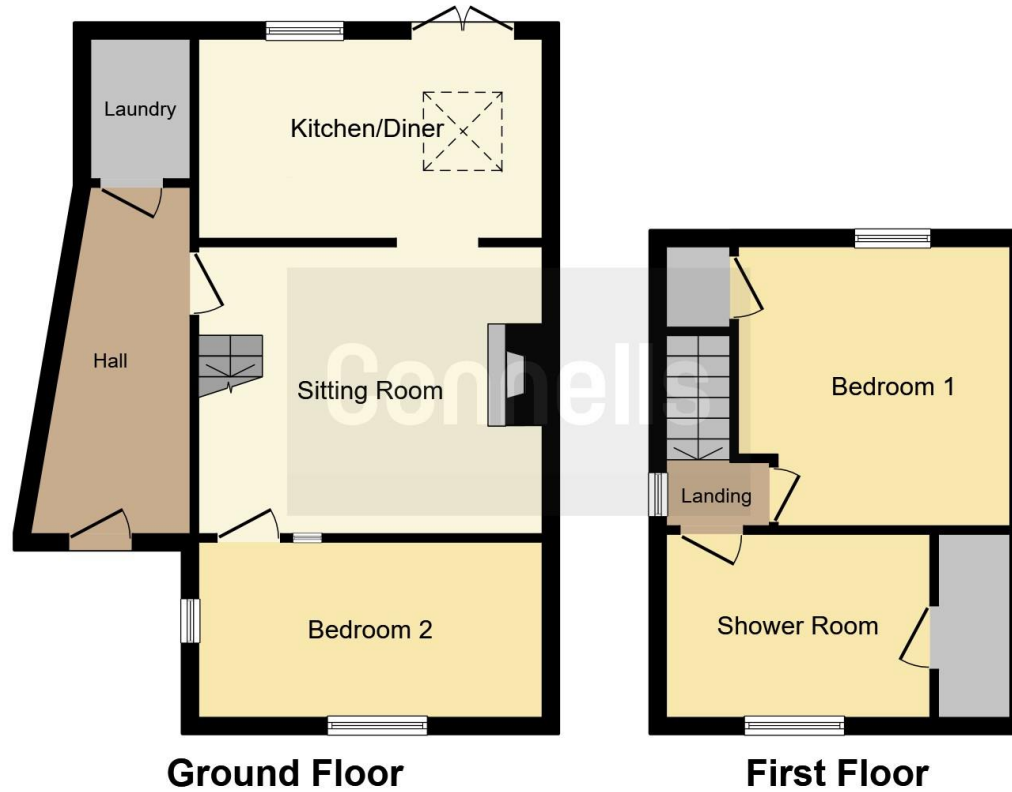
Agents Notes

Road maintenance charges are £200 Approx. per annum.









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

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EPC Rating: E

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Tenure: Freehold



Awaiting Photograph

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