



Connells
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FOR SALE

Connells

Falkland Place
Temple Herdewyke Southam



Property Description

Connells are delighted to bring to market this fantastic opportunity to acquire this well maintained two DOUBLE bedroom end terraced home. Located in the popular village of Temple Herdewyke this spacious home briefly comprises, great size, light and airy lounge/diner, well-presented kitchen, two double bedrooms and a family bathroom. Benefitting from a rear garden with a purpose built cabin and driveway parking.

The quaint village of Temple Herdewyke is located on the outskirts of Gaydon, Kineton, Lighthorne and nearby to Kineton Marborough Barracks and Jaguar Land Rover sites. Temple Herdewyke offers a primary school and nursery which is part of the Warwickshire local authority, just off the B4100 Warwick to Banbury road. Conveniently situated for Southam, Leamington Spa, Warwick and Banbury where you will find excellent additional shopping facilities. Travel links are great, with easy access to the M40, trains from Leamington Spa, Coventry, Rugby and Banbury into London or Birmingham. The historic market town of Southam provides a selection of supermarkets, a post office, library, primary schools and highly regarded Southam College, restaurants and public houses.

Approach

Block paved driveway leading to front entrance, artificial grass and outside tap.

Entrance Hallway

Stairs leading to first floor, under stairs cupboard, wooden flooring and electric radiator. Doors to:

Lounge/ Diner

14' 6" x 13' 9" (4.42m x 4.19m)

Generously sized lounge/diner, telephone and television points, a storage heater and double glazed sliding doors leading out to the rear garden.

Kitchen

20' 7" x 9' 8" (6.27m x 2.95m)

Double glazed window to the front aspect, fitted with wall and base units with work surfaces over, incorporating a stainless steel sink and drainer unit. There is an electric oven and electric hob with cooker hood over, space for washing machine and dish washer and benefiting from tiling to the splash back areas, a storage heater and opening to utility.

Utility

Double glazed door leading out to the rear garden. Fitted wall and base units with fitted work surfaces.

Landing

Double glazed window to the front aspect. Storage cupboard housing water tank and doors to:

Bedroom One

13' 7" x 9' (4.14m x 2.74m)

Double bedroom comprising built in wardrobes, a storage heater, loft access and a double glazed window to rear elevation.

Bedroom Two

13' 8" x 8' 10" (4.17m x 2.69m)

Double bedroom with a storage heater and a double glazed window to rear elevation.

Bathroom

Double glazed window to the front aspect. Fitted suite with extractor fan, low level WC and wash hand basin. A bath with a shower over, laminate flooring and fully tiled walls.

Rear Garden

Fenced boundary with a paved patio area, artificial grass area, mature flower borders, wooden cabin and gated access to the front of the property.

Cabin

9' 11" x 8' 3" (3.02m x 2.51m)

Currently being used as a gym. This purpose built wooden cabin as power and light with double bi-folding door and window.





Ground Floor



First Floor

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

To view this property please contact Connells on

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EPC Rating: Awaited

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Tenure: Freehold



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