



Connells

Bascote Rise
Southam



Property Description

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.

Southam has a varied range of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. There is a weekly market on Tuesday mornings and a monthly farmer's market selling local produce. There are also a number of public houses & cafes. Alternatively Southam offers a range of different takeaway options if you prefer a night in. Other amenities include a post office, banks, doctor's surgeries, health clinic & dentists.

There are lots of activities, groups and clubs in the town including Southam Lions, Rotary, Guides and Cubs. Southam is home to a well-equipped Leisure Centre & a number of different sports clubs.

Approach

Gravel stone driveway providing off road parking and direct access to part glazed front

door through to:

Utility Area

15' 9" x 9' 6" (4.80m x 2.90m)

Large utility area with plumbing for washing machine, power and light. Door to garden and opaque double glazed front door through to:

Entrance Hall

Doors to lounge, bedroom three, bathroom and opening to dining room and radiator.

Shower Room

Opaque double glazed window to rear. Re-fitted suite with walk-in electric shower, hand wash basin, low level WC and fully tiled walls.

Dining Room

15' 8" x 7' 7" (4.78m x 2.31m)

Double glazed window to the rear aspect and a radiator.

Kitchen

9' 7" x 7' 9" (2.92m x 2.36m)

Double glazed window overlooking rear garden and a door leading out to the rear garden. Comprising a range of wall and base units with work surfaces over, incorporating one and a half bowl drainer with sink unit with mixer tap, part tiled walls, integrated fridge, built under work surface oven with four ring electric hob inset to work surface and concealed cooker hood over.

Lounge

13' 11" x 13' 3" (4.24m x 4.04m)

Stairs rising to first floor accommodation.
Radiator and double glazed window to the front aspect.

Bedroom Three

10' 2" x 8' 4" (3.10m x 2.54m)

Double glazed window to the front aspect and a radiator.

First Floor Landing

Doors to bedrooms.

Bedroom One

12' 8" x 10' 3" (3.86m x 3.12m)

Built-in wardrobes, radiator. storage in the eaves, double glazed Dorma window to the front aspect and door to en-suite.

En-Suite

Double glazed window to the rear aspect, fitted shower cubicle with shower, wash hand basin and low level WC.

Bedroom Two

12' 10" x 8' 5" (3.91m x 2.57m)

Built in wardrobe, under eaves storage cupboard and double glazed window to the side aspect.

Rear Garden

A particular feature of this property, being enclosed by timber panel fencing, laid mainly to lawn with large paved patio area and a wooden shed.





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: D

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Tenure: Freehold



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