



Connells

Deppers Bridge
Southam



Property Description

Deppers Bridge sits between the village of Harbury and the vibrant, historic market town of Southam which still holds a market every Tuesday and offers rural community living with the advantages of town amenities providing a selection of supermarkets, banks, post office, library, swimming pool, leisure centre, restaurants, and public houses, and well regarded primary and secondary schools. Conveniently situated for Leamington Spa and Warwick where you will find excellent additional shopping facilities, Warwick boasting the world famous Warwick Castle and one of the country's top Universities. Travel links are excellent, with easy access to both the M40 and M1, trains from Leamington Spa, Coventry, Rugby and Banbury into London. Excellent schools in the immediate area include Warwick Prep and Public Schools, Kings High, Arnold Lodge, Princethorpe College, Bilton Grange Prep School, Rugby Public School and Grammar schools in Rugby and Stratford upon Avon. Southam also boasts the internationally renowned polo complex, Dallas Burston and leisure facilities locally include Draycote Water for sailing, Warwick and Stratford offer golf and racing.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to

lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Gravel driveway providing parking for multiple vehicles. To the side aspects there is double gated entry leading to the rear of the property.

Entrance Porch

Front door to side aspect, windows to front and wooden flooring. Door to leading to...

Lounge

23' 4" x 14' 1" (7.11m x 4.29m)

Double glazed windows to front and side aspects, stairs leading to upper floor, carpet, ceiling light and television point.

Kitchen/Diner

12' 8" x 13' 11" (3.86m x 4.24m)

Double glazed window to side aspect and doors leading to the rear garden. Fitted kitchen with wall and base units, sink and drainer with mixer tap over, fridge and freezer and space for appliances such as washing machine and tumble dryer.

Landing

Access to the loft space and doors to:

Bedroom 1

10' 11" x 14' (3.33m x 4.27m)

Double glazed window to the front aspect. Ceiling light, television point and electric radiator.

Bedroom 2

12' 7" x 7' 4" (3.84m x 2.24m)

Double glazed window to the rear aspect affording views over the beautiful gardens and countryside views. Ceiling light, television point and electric radiator.

Bedroom 3

6' 10" x 12' 1" (2.08m x 3.68m)

Double glazed window to the rear aspect with views over the beautiful gardens and countryside views. Built in wardrobes, ceiling light, television point and electric radiator.

Bathroom

Double glazed window to side aspect. Wash hand basin, shower cubicle, WC, extractor fan and part tiled.

Rear Garden

Immaculately landscaped garden with stunning views. Extensive patio area leading to beautiful lawns and patio seating areas. This idyllic garden is bordered with trees, shrubs and hedges. The garden also comprises of outside taps and several garden sheds with electric.

Agent Notes

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."









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: E

Tenure: Freehold

view this property online connells.co.uk/Property/STH104506



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.

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