



**Connells**

Flint Close  
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 County town of Warwick, famous 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.

### Approach

Built by Taylor Wimpey, our beautifully designed homes with a stylish fitted kitchens with built-in oven, hob and extractor hood, modern bathroom, double glazing and high-performance insulation, gas fired central heating, great storage, allocated parking spaces and enclosed rear garden.

Two tarmac allocated parking spaces to the front of the property and front door through to:

### Lounge

15' 3" x 12' ( 4.65m x 3.66m )

Stairs rising to first floor, double glazed windows to front aspect. Radiator and TV point. Door to:

### Kitchen Diner

15' 3" x 13' 2" ( 4.65m x 4.01m )

Double glazed window to the rear aspect, double glazed door leading out in to rear garden. Fitted kitchen with a range of wall and base units with work surface over, incorporating stainless steel one and half sink and drainer unit with mixer tap over. Integrated electric oven, four ring gas hob inset to work surface with cooker hood over. Space for fridge/ freezer, boiler and radiator. Cupboard with space and plumbing for washing machine.

## Cloakroom

Fitted with low level WC, wash hand basin and radiator.

## First Floor Landing

Doors to:

## Bedroom One

15' 4" x 11' 1" ( 4.67m x 3.38m )

Double glazed windows to the front aspect, a radiator and access to loft space.

## Bedroom Two

15' 4" x 10' 4" ( 4.67m x 3.15m )

Double glazed window to the rear aspect, storage cupboard and a radiator.

## Bathroom

Fitted suite comprising of panel bath with shower, pedestal hand wash basin, low level WC, part tiled walls, radiator and extractor fan.

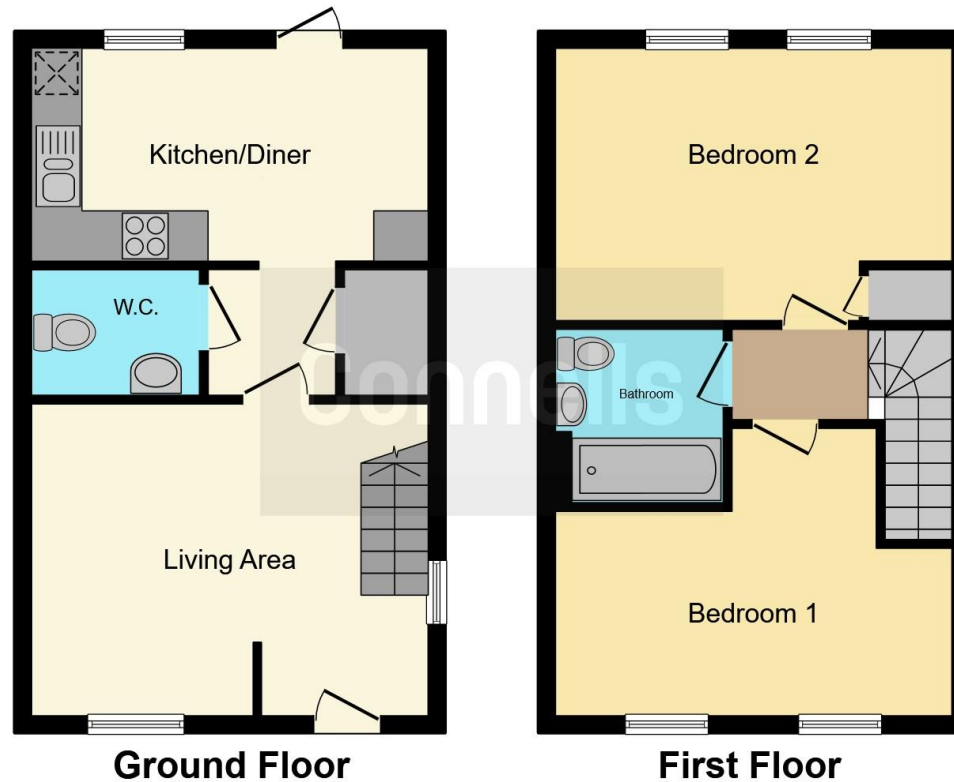
## Rear Garden

Boundary fence with gated access to the front of the property. Mainly laid to lawn with paved path, outside tap, water butt and 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/STH104540](http://connells.co.uk/Property/STH104540)**

Tenure: Freehold



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