



Connells
01823 815 500
FOR SALE

Connells

Watergall Close
Southam

Watergall Close Southam CV47 1GG

for sale guide price
£190,000



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.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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

The property is approached via a paved pathway leading to pitch tiled open porch, opaque glass panel front door with security light and driveway parking for two cars to the front of the property.

Entrance Hall

Door to:

Kitchen/ Diner

13' 4" x 11' 11" (4.06m x 3.63m)
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. integrated oven and grill and gas hob with cooker hood over, space for a washing machine and space for a fridge/freezer. The kitchen also benefits from a radiator and partly tiled walls.

Lounge

13' 6" x 11' 1" (4.11m x 3.38m)
Double glazed patio door leading out to the conservatory. Stairs leading to first floor with feature fire place. Radiator and TV point.

Conservatory

9' 10" x 9' 10" (3.00m x 3.00m)
Double glazed windows to the side and rear aspect with French doors leading out to the rear garden.

First Floor Landing

Doors off to all rooms on the first floor.

Bedroom One

12' 8" x 12' (3.86m x 3.66m)
Double glazed window to front elevation. Radiator and a sink.

Bedroom Two

9' 9" x 6' (2.97m x 1.83m)
Double glazed window to rear elevation. Airing cupboard and radiator.

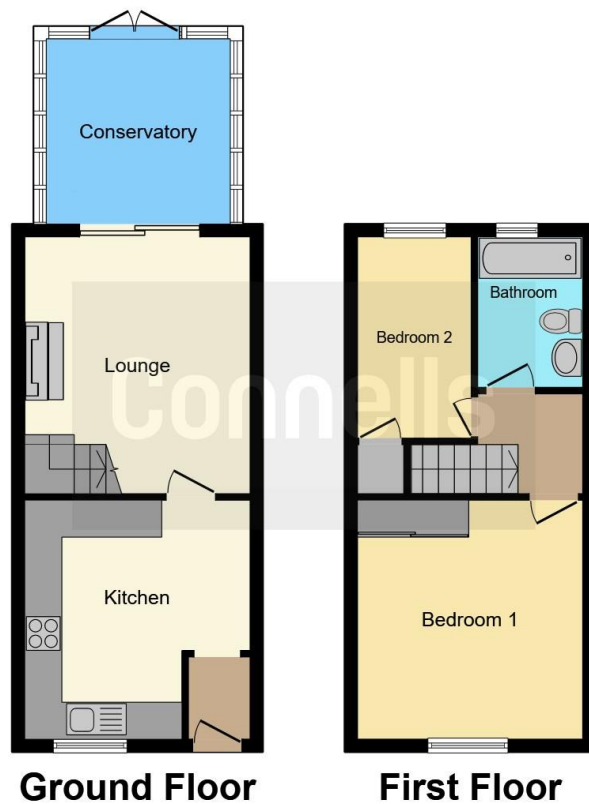
Bathroom

Double glazed window to rear elevation. Fitted with a three piece suite, comprising a wash hand basin, bath with shower over bath and a low level WC and partly tiled walls. Radiator.

Rear Garden

Enclosed panel fenced garden with paved patio and step down the garden with shale stone areas to both sides. Gated access and timber shed with shrub borders.





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: C

view this property online connells.co.uk/Property/STH104757



Tenure: Freehold



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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