



Connells

Talbot Court
Wellesbourne WARWICK

Talbot Court Wellesbourne WARWICK CV35 9HB

for sale offers over
£325,000



Property Description

Fantastic characterful coach house, situated in a highly sought after, small gated development in the heart of the village of Wellesbourne!

Boasting Entrance hall, generous sized Sitting Room, kitchen/diner, ground floor cloakroom, two bedrooms, bathroom and En Suite Shower Room.

The property benefits from a Security Alarm system having touch pads on all ground floor windows and alarms in all rooms.

Externally there is a private rear Courtyard garden and secured gated parking with two allocated spaces!

Early viewing advised!

Introduction

Combining the peace and tranquillity of the countryside with the convenience of the town and city, Wellesbourne occupies an enviable semi-rural location within Southern Warwick.

Bordered by beautiful open fields, woodland and rivers, including many sites run by the National Trust, this sought after location is within easy commuting reach of Stratford upon Avon, Warwick, Leamington Spa and Banbury which all offer an excellent choice of shopping, leisure and cultural amenities, whilst major towns and cities including Solihull, Coventry and Birmingham are all

within a 30 mile radius and can be accessed via a bus service linking the towns and villages. Railway links at Stratford upon Avon and Warwick Parkway offer regular services to Birmingham, London and beyond whilst the village itself is just 5 miles from junction 15 of the M40 motorway offering ease of access to the Midlands Motorway Network.

Within Wellesbourne the community are well served by their own redesigned and refurbished sports hall as well as local amenities such as a medical centre, dental surgery and veterinary practice. Facilities also include a library, church and the highly regarded Wellesbourne C of E Primary School. A comprehensive variety of shops include the Co-op and Sainsbury's supermarkets, as well as an array of independent retailers, a post office, all complemented by the regular Wellesbourne Airfield Market.

Restaurants, a hotel and public houses combine with recreational, social and community activities to bring life and vibrancy to this desirable, expanding village location.

Entrance Hallway

Having door from front elevation into Entrance Hall with stairs rising to the first floor and doors to lounge, cloakroom and:

Kitchen/Dining Room

14' 4" x 9' 6" (4.37m x 2.90m)

Fully fitted kitchen having a range of matching wall and base units and complimentary work surfaces over, inset stainless steel sink and

drainer unit, tiled splashback, eye level integrated double oven, gas hob and extractor hood over, space for fridge/freezer, space and plumbing for washing machine and dishwasher, space for table and chairs to one end, ceiling downlighters, radiator and double glazed windows to front and rear elevations;

Cloakroom

Having white suite comprising WC, wash hand basin, radiator and partly tiled walls;

Sitting Room

14' 4" x 20' 1" (4.37m x 6.12m)

Triple aspect, spacious room having radiator, ample space for dining area, and french doors to the side elevation into Courtyard style garden:

First Floor

Landing

A dog-legged carpeted staircase leads to the landing having access to Airing cupboard and both bedrooms and bathroom:

Bedroom One

11' 9" Max x 19' 9" Max (3.58m Max x 6.02m Max)

Having exposed ceiling beams, built in wardrobes, radiator, window to front elevation, Rooflight to rear elevation and door to:

En Suite Shower Room

Partly tiled Ensuite comprising wash hand basin, Shower enclosure, shaver point and

radiator;

Bathroom

Partly tiled bathroom with white suite comprising WC, wash hand basin, bath with shower attachment, shaver point, radiator and rooflight to rear elevation;

Bedroom Two

15' x 9' 8" (4.57m x 2.95m)

Having exposed ceiling beams, radiator and two rooflights to front elevation:

Outside

Courtyard Garden

Having an enclosed Courtyard style garden with paved area and planted borders;

Parking

Benefiting secure gated parking with two allocated spaces.

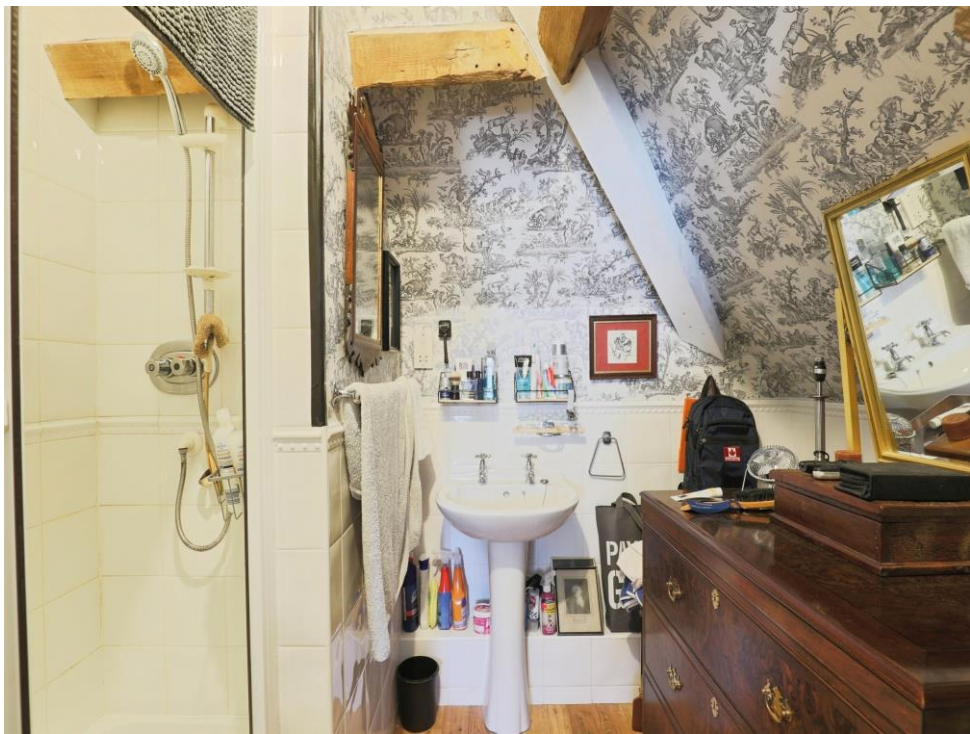
Council Tax

Local Authority: Stratford District Council

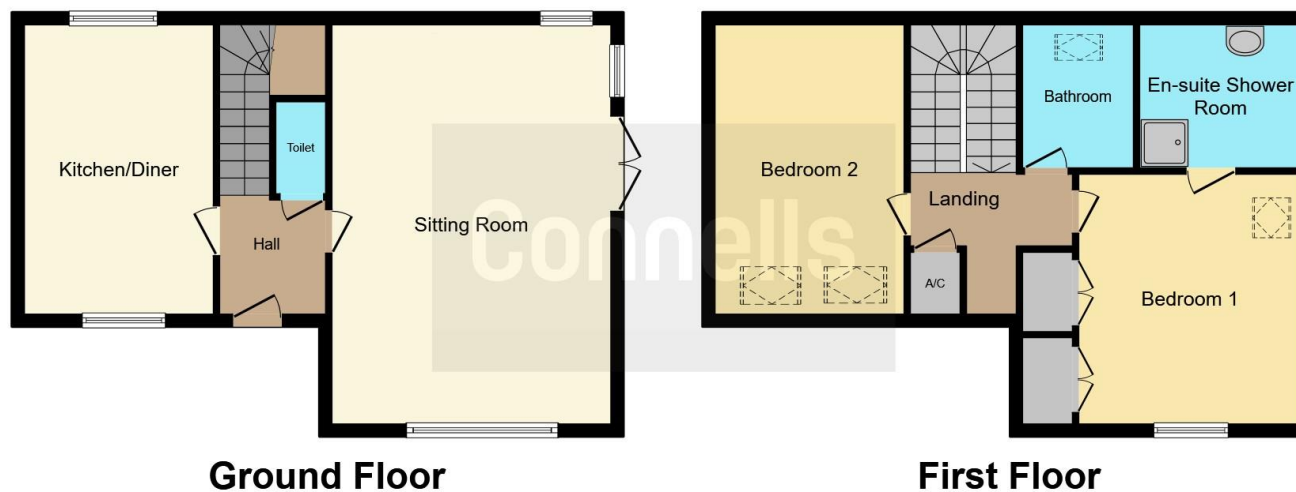
Viewings

Strictly by prior appointment via the selling agent.









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

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: E Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103458



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