



Plymouth Place, Leamington Spa, CV31 1HW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE EARLY DECEMBER - DEPOSIT
ALTERNATIVE AVAILABLE ***

Welcome to Plymouth Place, a beautifully presented three-bedroom bay-fronted Victorian home perfectly positioned in one of Leamington Spa's most sought-after locations. Just a short stroll from Jephson Gardens and the vibrant town centre, this elegant residence combines period charm with contemporary living and offers superb access to local amenities and commuter links.

Step inside and you'll find a stylish interior finished to a high standard throughout. The property comprises: an inviting entrance hallway, a bright bay-fronted living room, and a high-spec kitchen complete with integrated appliances (dishwasher and fridge/freezer). The open-plan family dining area provides a wonderful space for entertaining, with direct access to the private rear courtyard garden. A utility room with WC and a versatile basement conversion—ideal as a third bedroom, home office, or cinema room—complete the ground floor.

Upstairs features a spacious landing, a double bedroom to the rear elevation, and a principal bedroom to the front, including two stand alone wardrobes. The luxurious bathroom offers a full suite with a separate shower, finished with modern fittings and elegant style.

Outside, the private rear garden is beautifully designed with low-maintenance decking, perfect for relaxing or al fresco dining.

This exceptional home is offered unfurnished.
Council Tax Band: C
Energy Rating: TBC
One pet carefully considered.



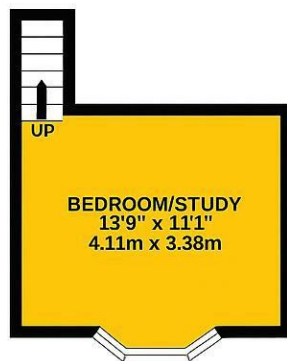


Key Features

- AVAILABLE EARLY DECEMBER
- Leamington Spa
- Three Bedrooms
- Terraced Character House
- Walking Distance to Town Centre & Train Station
- Close to Nature Reserve & Local Amenities
- Private Rear Garden
- Energy Rating TBC
- Council Tax Band C
- One Pet Carefully Considered

£1,695 PCM

BASEMENT
108 sq.ft. (10.0 sq.m.) approx.

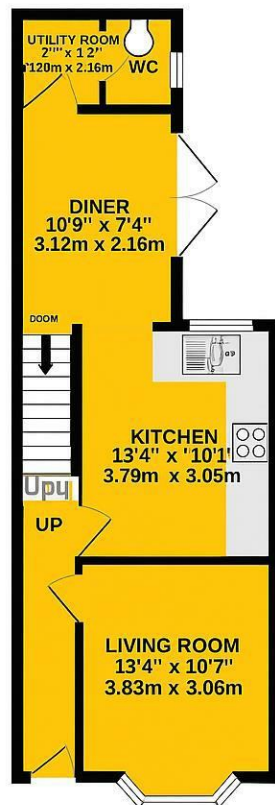


TOTAL FLOOR AREA. 1066 sq.ft. (99.2 sq.m.) approx.

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GROUND FLOOR
447 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
192 sq.ft. (17.8 sq.m.) approx.

