

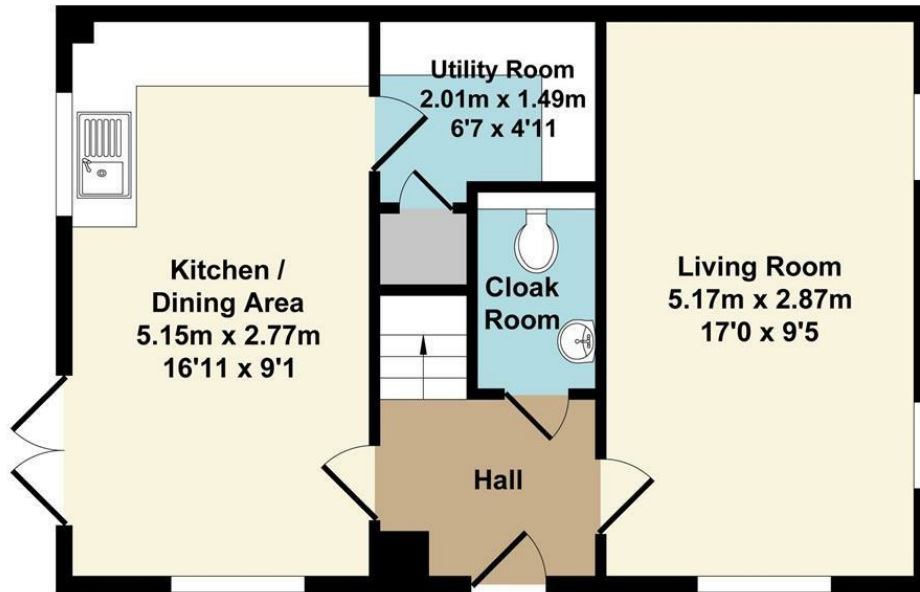
Peter Clarke
New Homes



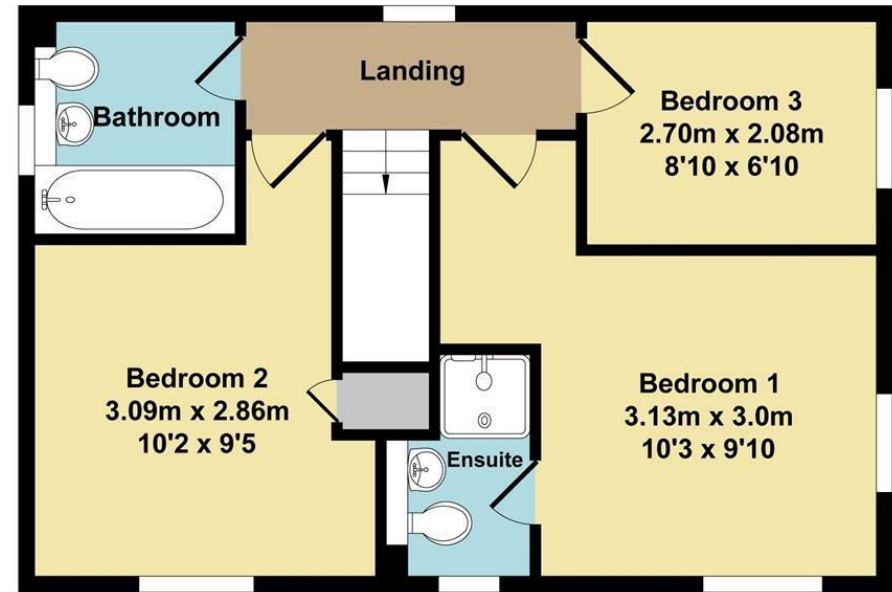
Plot 13 Blackberry Way, Cubbington, Leamington Spa, CV32 7JW

Blackberry Way, Cubbington
 Total Approx. Floor Area 81.20 Sq.M. (874 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
 Approx. Floor Area
 40.60 Sq.M.
 (437 Sq.Ft.)



First Floor
 Approx. Floor Area
 40.60 Sq.M.
 (437 Sq.Ft.)



- NO CHAIN
- 3 Bedroom Detached House
- Driveway Parking For Two Cars
- Electric Car Charger
- Flooring Throughout
- Ensuite To Principle Bedroom
- Breakfast Kitchen With Integrated Appliances Plus Utility Room
- Private, Enclosed Rear Garden
- Close To Cubbington Primary School and North Leam Senior School



£369,995

A brand new, 3 bedroom detached home located on the outskirts of Cubbington. Benefitting from breakfast kitchen, utility, sitting room, 3 bedrooms, ensuite and family bathroom. Private enclosed rear garden and off road parking for 2 cars. NO CHAIN.

LOCATION

Cubbington is a village and civil parish with a population of 3,929, adjoining the north-eastern outskirts of Leamington Spa, Warwickshire, England, approximately 3 miles from the town centre.

HALL

stairs rising to the first floor and doors to

WC

low level WC and wall mounted sink unit, radiator and extractor fan.

LIVING ROOM

9'4" x 16'11"

dual aspect room with views to front and side, two central heating radiators.

BREAKFAST KITCHEN

16'10" x 9'1"

dual aspect room with windows to front and side overlooking the garden, plus French doors to the garden. A range of wall and base mounted units to include integrated dishwasher, single oven, gas hob, extractor fan, fridge freezer and radiator.

UTILITY

having further, additional low level storage cupboards that match the kitchen, wall mounted Ideal Logic Gas Boiler, integrated washing machine and radiator. Door

to useful understairs storage cupboard with power sockets.

BEDROOM ONE

10'3" x 9'10"

dual aspect room with windows to front and side, radiator and door to

ENSUITE

obscure glazed window to front, low level WC, pedestal wash hand basin, walk in shower cubicle with glass screen and electric Mira Minimal shower.

BEDROOM TWO

9'4" x 10'1"

window to front, built in storage cupboard, radiator.

BEDROOM THREE

8'10" x 6'9"

window to side, radiator.

FAMILY BATHROOM

obscure glazed window to side, low level WC, pedestal wash hand basin, full height tiling to bath with shower over, half height tiling to splash back. Mira Azora electric shower over the bath with glass shower screen.

OUTSIDE

private enclosed rear garden with pedestrian access gate and storage area behind the house, driveway parking for two cars with electric car charger.



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GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains water, gas, electric and drainage connected to the property. However, this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants, or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to not yet be assessed.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC

VIEWING: By Prior Appointment with the selling agent Peter Clarke New Homes.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Peter Clarke

Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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