



Watitune Avenue, Nuneaton, CV10 0DG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** VIDEO TOUR AVAILABLE ***

Welcome to Watitune Avenue, Nuneaton - a charming detached home that is sure to capture your heart! This delightful property is situated in the highly sought after area of Weddington with excellent access to the A5 and with easy access to Nuneaton town centre, local amenities, excellent road links, and beautiful open walks around Weddington and Caldecote. Boasting a modern kitchen and family room with french windows to the rear garden, not one, but two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones, and a downstairs WC, to the first floor are four double bedrooms with the master having an en-suite there is an additional family bathroom with separate shower cubicle. There is double glazing and central heating throughout along with fully integrated sound system. Outside is a large driveway and enclosed rear garden. Don't miss out on the opportunity to make this house your home. To book a viewing today call us on 02476 374949 and discover the endless possibilities that Watitune Avenue has to offer!





Key Features

- Superb detached family home
- Fantastic location
- Modern kitchen and family room
- Two further reception rooms
- Four double bedrooms
- Two bathrooms
- Large drive and enclosed rear garden
- EPC B & Council tax band E

PCM
£1,650 PCM

Important Information About Tenancy Costs

A refundable holding deposit is required to secure this property equal to one weeks rent, the full deposit payable is a maximum of 5 weeks rent. Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.

Online Viewings

Please note due to high volumes of viewing requests, all applicants are required to view the property in person prior to completing an application on the property. An online viewing is for visualisation purposes only and is not a substitute for an in-person viewing.

Entrance hall

Having uPVC double glazed entrance door, double height ceilings, central heating radiator, staircase to the first floor and doors to ground floor accomodation with flooring laid to carpet:

Lounge

16'11" x 11'8"

Having central heating radiator, uPVC double glazed window to the front and french windows to the rear garden, feature fireplace gas fire and flooring laid to carpet.

Dining room

12'9" x 10'3"

Having central heating radiator, uPVC double glazed window to the side and flooring laid to carpet:

Kitchen & family room

18'2" x 12'4"

Having a range of fitted wall and base units with contrasting work surfaces and tiled splash backs, inset single drainer sink with mixer tap, built in oven and microwave, five ring hob with extractor hood over, integrated fridge freezer, central heating radiator and uPVC double glazed window to the side with breakfast bar overlooking the family room with french doors to the rear garden. Flooring is laid to tile.

W.C.

Having low level w.c., wash hand basin, central heating radiator.

Utility

5'0" x 6'10"

Having fitted work surface with tiled splash backs, space and plumbing for automatic washing machine, space and vent for tumble dryer, central heating radiator, uPVC double glazed window to the side

Stairs to

Galleried landing

Having central heating radiator, uPVC double glazed window to the front, loft access, smoke alarm, open bannister overlooking the entrance hall and doors to the bedrooms and bathrooms with flooring laid to carpet:

Bedroom one

12'7" x 12'1"

Having central heating radiator, uPVC double glazed window to the side, built in wardrobe and door to the en-suite with flooring laid to carpet:

En-suite

11'9" x 5'2"

Having a white suite comprising: -low level w.c., wash hand basin, panelled bath with separate shower cubicle, tiled splash backs, central heating radiator and obscure uPVC double glazed window to the side.

Bedroom two

13'4" x 9'4"

Having central heating radiator, uPVC double glazed window to the front, built in wardrobe and flooring laid to carpet:

Bedroom three

11'10" x 9'1"

Having central heating radiator, uPVC double glazed window to the rear, built in wardrobe and flooring laid to carpet:

Bedroom four

11'11" x 8'3"

Having central heating radiator, uPVC double glazed window to the front, built in wardrobe and flooring laid to carpet:

Family bathroom

8'8" x 7'11"

Having a white suite comprising: -low level w.c., wash hand basin, panelled bath with separate shower cubicle, tiled splash backs, central heating radiator and obscure uPVC double glazed window to the side.

Outside

Two the side aspect is a large double car driveway giving access to an enclosed rear garden laid to lawn and patio,

General information

To find broadband availability at the property - <https://checker.ofcom.org/en-gb/broadband-coverage>

To check flood risk information - <https://www.gov.uk/check-long-term-flood-risk>





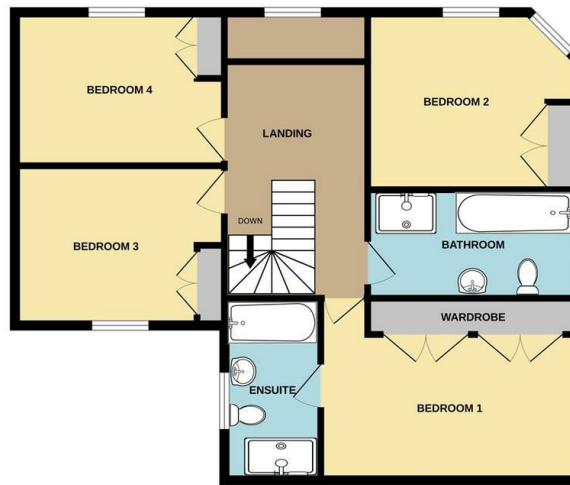


Floorplan

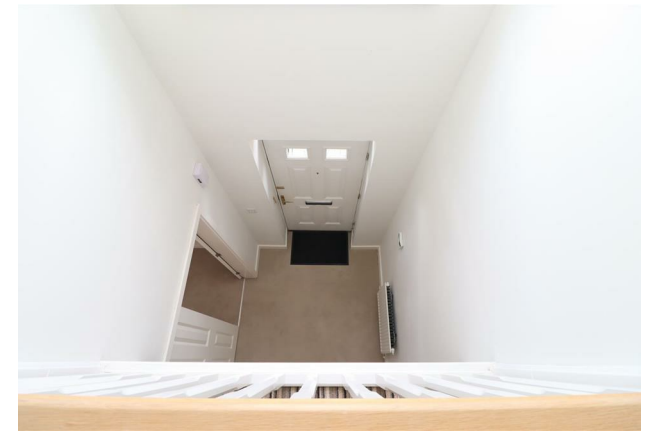
GROUND FLOOR



1ST FLOOR



This floor plan is not to scale and is for guidance purposes only
Made with Metropix ©2024



EPC Rating - B

Tenure -

Council Tax Band - E

Local Authority
Nuneaton & Bedworth

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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