



Connells

Yardley Way
Bishops Tachbrook Leamington Spa

Yardley Way Bishops Tachbrook Leamington Spa CV33 9SU

for sale shared ownership
£63,750



Property Description

A rare opportunity to purchase a 25% share of this modern one bedroom detached bungalow, ideally situated in the sought-after village of Bishops Tachbrook. Offering stylish, single-level living, this home is perfect for first-time buyers, downsizers, or anyone looking to enjoy a peaceful location with excellent local amenities nearby.

To the front, the property benefits from a private driveway providing off-road parking for two vehicles. Inside, you are welcomed by a spacious entrance hallway with a large storage cupboard, offering ample space for coats and shoes. To the left sits the generous master bedroom, while the modern family bathroom is conveniently positioned off the hallway.

To the rear of the property is a bright and open-plan kitchen, lounge, and dining area - the perfect space for relaxing or entertaining. Double doors lead out to the rear garden, which is mainly laid to lawn with a paved patio area and fenced boundaries, creating a private and low-maintenance outdoor space.

This well-presented bungalow combines comfort, convenience, and modern living in a desirable location, making it an ideal opportunity for those seeking an affordable route onto the property ladder through shared ownership.

Approach

Via tarmac driveway providing off street parking for two cars leading to the front door which opens into the entrance hallway

Entrance Hallway

Spacious and welcoming entrance hallway with a generous built-in cupboard, a radiator, a double glazed window to side elevation, access to the loft and doors to all doors.

Open Lounge/Kitchen/Diner Plan
18' 8" x 11' 8" (5.69m x 3.56m)

Lounge Area

Light and airy consisting of a radiator and French doors leading to the garden.

Kitchen/Diner Area

Modern kitchen/diner, fitted with wall and base units with complementary work surfaces over and upstand, incorporating a sink and drainer unit. There is an integrated electric oven and electric hob with cooker hood over, whilst providing space for a dishwasher, space for a washing machine and space for a fridge/freezer. Housing the gas central heating boiler, with a double glazed window to side elevation.

Bedroom

9' 9" x 12' 8" (2.97m x 3.86m)

Double bedroom having a radiator and double glazed windows to front and side elevations.

Bathroom

Modern three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having a double glazed window to side elevation.

Garden

Beautifully maintained South-facing garden being mainly laid to lawn and fence enclosed, with a patio area, a shed and gated side access.

Parking

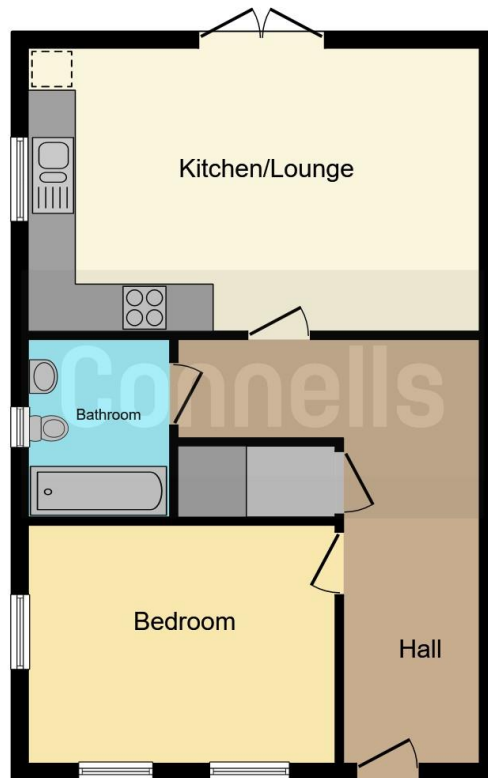
Driveway providing off road parking for two cars.

Shared Ownership/Lease Info

The property is being sold at a 25% share as part of the shared ownership scheme.

The lease term is 125 years from 5th April 2017 and the current monthly rent on the remaining 75% is £474.00. The property is subject to management costs to include an service charge of £224.28. Further information available upon request.





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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84 Coventry Street
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EPC Rating: B Council Tax
 Band: D

Service Charge: 224.28 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314787

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Apr 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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