

**PEBBLE ISLAND WAY, LEAMINGTON SPA CV31 1AR**



**THE PROPERTY IS WELL PRESENTED THROUGHOUT WITH LOUNGE, KITCHEN/DINER, TWO BEDROOMS, BATHROOM WITH SHOWER AND OFF ROAD PARKING FOR TWO CARS. INTERNAL VIEWING RECOMMENDED.**

- **TWO BEDROOMS WITH WARDROBES**
  - Kitchen diner with appliances
  - **LIVING ROOM**
  - Bathroom with shower
  - Driveway parking
  - Rear garden with patio & storage unit
- **Restrictions: No smoking, No Pets, 12 Month Tenancy**
  - Available End Of June 2024
  - EPC: 68 (D)
  - Ideal For A Couple

**2 BEDROOMS**

**£975 PCM**

\*RE-AVAILABLE\* TWO bedroom, well presented semi-detached house in Leamington Spa. With driveway parking for two cars. Dining/kitchen with appliances, bathroom with shower, double-glazing, gas central heating and low-maintenance garden

Close to local amenities, Unfurnished and Available Now

VIEWING RECOMMENDED

### **Lounge 12'2" x 9'3" (3.71m x 2.82m)**

12' 2" x 9' 3" ( ) With a double glazed window to the front elevation, electric feature fireplace, satellite connection point and a radiator.

### **Kitchen/Diner 12'9" x 8'9" (3.89m x 2.67m)**

Fitted with a range of light beech wall and base mounted units with under cabinet lighting, complementary work surfaces over, one and a half bowl stainless steel sink and drainer unit, tiling to the splash back areas, bosch electric oven, gas hob with cooker hood over, washing machine, fridge, radiator, central heating boiler, laminate flooring and a double glazed window to the rear elevation.

First floor landing with stairs rising from the entrance hallway, a double glazed window to the side elevation and doors leading off to:

### **Bedroom One 9'8" x 9'6" (2.95m x 2.92m)**

With a double glazed window to the front elevation, built in double wardrobes, plus a single wardrobe over stairwell and a radiator.

### **Bedroom Two 9'6" x 6'0" (2.90m x 1.85m)**

With a double glazed window to the rear elevation, built in wardrobes and a radiator.

### **Bathroom**

Fitted with a suite comprising bath with shower over, low level W/C, wash hand basin, tiling to the splash back areas, extractor fan, radiator, tile effect flooring and a double glazed window to the rear elevation.

### **Outside**

To the front of the property there is a driveway providing off road parking for two cars and front gated access. To the rear of the property, the garden is mainly laid to lawn, patio area, borders and storage unit.

### **Holding Deposit**

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)

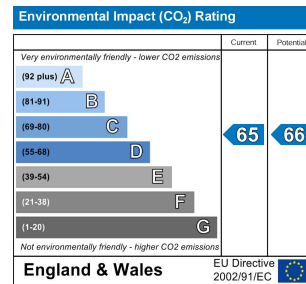
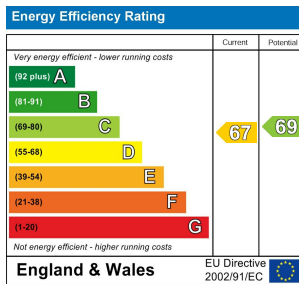
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Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

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**Tax Band**

The Council Tax Band is B



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