

**COPPS ROAD, LEAMINGTON SPA CV32 5JH**



**A THREE BEDROOM TOWN HOUSE CLOSE TO THE TOWN CENTRE OF LEAMINGTON SPA, WITH EXCELLENT ACCESS TO WARWICK, THE M40 AND A46.**

- **Favourable Central Location**
  - Downstairs WC
  - Modern Bathroom
  - Two Double Bedrooms
  - One Single Bedroom
- **Two Allocated Parking Spaces**
  - Available Now
- **Restrictions: No smoking. No pets.**
  - Current EPC Rating: 61 (D)
- **VIEWINGS FROM THE 15TH July 2024**

**3 BEDROOMS**

**£1,200 PCM**

THREE BEDROOM TOWN HOUSE, Accommodation comprises: Entrance hall with access to the garage, kitchen with appliances, lounge/dining room with patio doors giving access to the rear garden, downstairs WC. Master bedroom with en-suite and fitted wardrobes, two further bedrooms, main bathroom. Single garage and parking.

Walking Distance To Town Centre AVAILABLE NOW

### **Property Description**

Accommodation comprises: Entrance hall with access to the garage, kitchen with appliances, lounge/dining room with patio doors giving access to the rear garden, downstairs WC. Master bedroom with en-suite and fitted wardrobes, two further bedrooms, main bathroom. Single garage and parking.

### **Lettings Disclaimer**

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.

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

### **Tax Band**

The Council Tax Band is E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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