

BOLEYN CLOSE, WARWICK CV34 6LP



IDEALLY SITUATED IN THIS POPULAR LOCATION MIDWAY BETWEEN WARWICK AND LEAMINGTON SPA WITH GOOD ACCESS TO THE MOTORWAY NETWORK. A DETACHED FOUR BEDROOM HOUSE WITH GARAGE AND DRIVEWAY. WITHIN THE MYTON CATCHMENT AREA. INTERNAL VIEWING RECOMMENDED.

- **Popular Location between Warwick and Leamington spa**
 - **FOUR BEDROOM DETACHED HOME**
 - **Single Garage and Driveway**
 - **Restrictions : No smoking. Pets by arrangement**
 - **TWO RECEPTION ROOMS**
 - **Sought After Location**
 - **EPC: D (62)**
 - **VIEWING RECOMMENDED**

4 BEDROOMS

£1,650 PCM

A modern FOUR bedroom detached house, two reception rooms, fitted kitchen and with double garage in a lovely location.

Located midway between Warwick and Leamington, just off the Myton Road and in the catchment area for Myton School. Ideal for the access to the motorway network or Leamington Train station.

Available from around 23rd August 2024

Hallway 11'8" x 7'0" (3.566 x 2.156)

With central heating radiator, understairs cupboard and doors leading to all ground floor rooms.

Downstairs Toilet

With low level WC, pedestal wash hand basin, central heating radiator and window to front elevation.

Kitchen 12'3" x 8'7" (3.743 x 2.621)

Fitted with a range of white units with wood effect work surface and stainless steel sink with mixer tap. Appliances comprise; under counter fridge, under counter freezer, washing machine and built in cooker and gas hob. Window to rear elevation and door access to the side. Central heating radiator.

Dining Room 12'3" x 9'1" (3.749 x 2.771)

With a leaded glass door, laminate flooring and window to rear elevation. Central heating radiator.

Living Room 19'11" x 14'11" (6.074 x 4.552)

(reducing to 3.549) Fitted with neutral carpet with dual aspect windows to front and rear and a gas coal effect fireplace. Central heating radiator.

Bedroom One 13'1" x 10'11" (3.997 x 3.329)

With laminate flooring, fitted mirror fronted wardrobes and window to rear elevation. Central heating radiator and door leading to:

En-suite

With window to rear elevation and a white suite comprising; shower cubicle, wash hand basin and low level WC. Central heating radiator with towel rail over.

Bedroom Two 10'11" x 9'7" (3.336 x 2.929)

With laminate flooring, window to rear elevation and fitted wardrobes. Central heating radiator.

Bedroom Three 8'4" x 8'7" (2.542 x 2.625)

With laminate flooring and window to front elevation. Central heating radiator.

Bedroom Four 8'8" x 7'0" (2.659 x 2.156)

With laminate flooring and window to front elevation. Central heating radiator.

Outside

Leaned gardens to front and rear.

Rent

The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x 12 / 52 x 5 eg £1000 x £12000 / 52 = £230.77 x 5 = £1153.85).

Tax Band

Council Tax Band 'E'

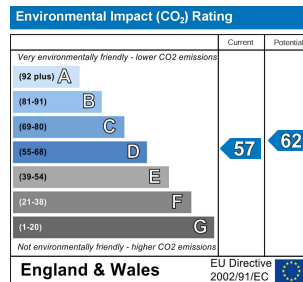
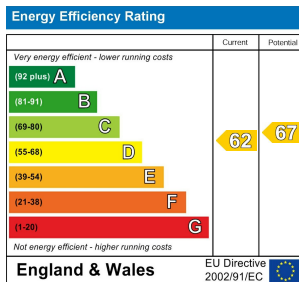
Holding Deposit

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

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.



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