

YEW TREE WAY, WARWICK CV35 8EF



A NEW BUILT PROPERTY IN THE POPULAR VILLAGE OF BARFORD. THREE BEDROOMS WITH A MASTER EN-SUITE AND TWO PARKING SPACES. THIS HOUSE OFFERS AN EXCELLENT EPC RATING OF 84 (B) .

- **THREE BEDROOMS DETACHED**
 - Two parking spaces
 - UNFURNISHED
 - Restrictions: No Pets
 - Fitted Kitchen/Diner
 - Rear Garden
 - Available 29th October 2024
 - Sought After Village
 - EPC B
 - **VIEWING RECOMMENDED**

3 BEDROOMS

£1,450 PCM

A Modern Detached family home in this very popular village of Barford. The property was built approx. 5 years ago and internal viewing is recommended.

There are THREE bedrooms with master having en-suite, family bathroom, downstairs is a good size living room, cloakroom and kitchen/Diner.

AVAILABLE NOW

Viewing highly recommended to appreciate the size and style of the property.

Entrance hallway with stairs leading to first floor, doors to kitchen/diner, living room and downstairs WC

Kitchen/Diner 16'10" x 9'9" (5.15 x 2.99)

Light and spacious kitchen dinner with double oven. gas hob, extractor, integrated Dishwasher, Fridge Freezer and Washing Machine. Tiled flooring and windows to front and side elevation.

Lounge 16'10" x 10'0" (5.15 x 3.07)

Carpeted living room with window to front elevation and french doors leading into the garden

Bedroom One 12'6" x 10'2" (3.82 x 3.12)

Carpeted Master bedroom, en suite with shower, sink and WC. Windows to front and side elevation

Bedroom Two 9'6" x 9'9" (2.90 x 2.99)

Carpeted second bedroom with windows to front and side elevation

Bedroom Three 7'2" x 9'9" (2.19 x 2.99)

Carpeted third bedroom with window to side elevation

Family Bathroom

Family bathroom with tiled floor, bath with shower over, sink and WC

Outside

Lawned rear Garden with gate for rear access.

Holding Deposit

No tenant fees are payable on this property. 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.

Tax Band

The Council Tax Band is E



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

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

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