

FOSSE WAY, LEAMINGTON SPA CV31 1XQ



THIS WELL PRESENTED, ONE BEDROOM BARN CONVERSION IS PRESENTED IN IMMACULATE ORDER WITH GARAGE EN BLOC

- **BARN CONVERSION**
 - Fitted Kitchen
 - Open Plan Living/Kitchen
- **ONE BEDROOM** with Fitted Wardrobes
 - Allocated Parking & Garage
 - Available Now
 - Modern Bathroom
 - Garden
- **VIEWING RECOMMENDED**

1 BEDROOMS

£1,000 PCM

RE-AVAILABLE Cedar Tree Farm is a rural development just off the Fosse Way. It is just over four and a half miles from the property to Leamington Spa. The ONE BEDROOM barn is presented in immaculate order with internal viewing recommended. It benefits from a garden, a parking space and single garage. The property would suit a couple or single professional.

SORRY NO PETS, UNFURNISHED, available now

Open Plan Living / Kitchen Area 15'1" x 16'2" (4.61m x 4.93m)

The front door leads into this open plan area with quantum electric heaters and original beams. Log burning fire and double windows to the front elevation. To the kitchen area; electric oven, hob and extractor, integrated fridge/freezer, dishwasher and washing machine.

Bedroom One 12'9" x 9'2" (3.91m x 2.80m)

Triple built-in wardrobes, electric panel heater and window to the front elevation.

Bathroom

Re-fitted bathroom with built in vanity unit with sink, bath with shower over and low level WC.

Outside

To the front, the space is mostly laid to lawn with small patio area. The garage is en-bloc with parking space to front.

Accommodation

The property has open plan Living room with log burner, fitted kitchen with appliances, double bedroom with built in wardrobes, bathroom with shower, rear garden, garage and parking,

Council Tax

The Council Tax is band C with from Warwick District Council.

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

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