

YEW TREE WAY, BARFORD CV35 8EF



A WELL PRESENTED, SPACIOUS TWO BEDROOM PROPERTY IN A POPULAR LOCATION

- Newly Built Home
- Driveway with Two Parking Spaces
 - Two Double Bedrooms
 - Private Garden
 - EPC: 83 (B)
- Available: 15 November 2025
- Restrictions: No Pets

2 BEDROOMS

£1,200 PCM

Lovely two bedroom home with parking for two cars.

Located in the charming village of Barford, close to the country side, yet convenient for Leamington, Warwick & the M40.

Well presented property benefiting from two double bedrooms, large lounge/dining area with French doors opening to the private rear garden. Fully fitted kitchen with built in appliances including dishwasher.

Viewing is highly recommended.

Kitchen 7'5" x 10'5" (2.28 x 3.19)

Newly fitted kitchen . Gas hob with extractor fan over, built-in fridge, freezer, washing machine and dishwasher

Storage Cupboard

Lounge and Dining Area 14'4" x 12'3" (4.38 x 3.74)

Large french double doors opening onto rear garden

Cloakroom

Ground floor WC and wash hand basin

Bedroom One 14'4" x 10'10" (4.38 x 3.31)

with window to the rear elevation

Bathroom

Fitted with a white suite to comprise - bath, low level WC and wash hand basin

Bedroom Two 14'4" x 8'4" (4.38 x 2.55)

With two window to the front elevation and built-in over stairs cupboard

Garden

Laid to lawn with small paved patio area

Outside

Driveway with two parking spaces. Private rear Garden

Tax Band

Council Tax Band TBC

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 Pauline Carrera-Silva 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.

Holding Deposit

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

