

Peter Clarke



25 Yardley Way, Bishops Tachbrook, CV33 9SU



- Neatly presented semi-detached property
- Three bedrooms
- Two Bathrooms
- Open Plan Kitchen/Dining Room
- Sitting Room
- Guest Cloakroom
- Newly built long tandem garage
- Good sized Garden



Price Guide £360,000

**AN ATTRACTIVE THREE BEDROOM SEMI-DETACHED PROPERTY HAVING THE BENEFIT OF A NEWLY BUILT LARGE TANDEM GARAGE, SOLAR PANELS AND GOOD SIZED GARDEN SITUATED IN THE MUCH SOUGHT AFTER VILLAGE OF BISHOPS TACHBROOK. BUILT IN 2018 AND STILL BENEFITING FROM THE REMAINDER OF ITS NHBC WARRANTY.**

#### ACCOMMODATION

The accommodation comprises in brief: Kitchen/Dining Room, Guest Cloakroom, Sitting Room, Three Bedrooms, family Bathroom and En-Suite Shower Room and tandem Garage.

#### BISHOPS TACHBROOK

Bishops Tachbrook is a well sought after location with local amenities close by. Shires Retail Park is only a five minute drive and Warwick Castle only 10 minute drive from the property. There is easy access to the M40 both Northbound and Southbound. Convenient train links are also close by.

#### GENERAL INFORMATION

**TENURE:** We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains gas, electric and water are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

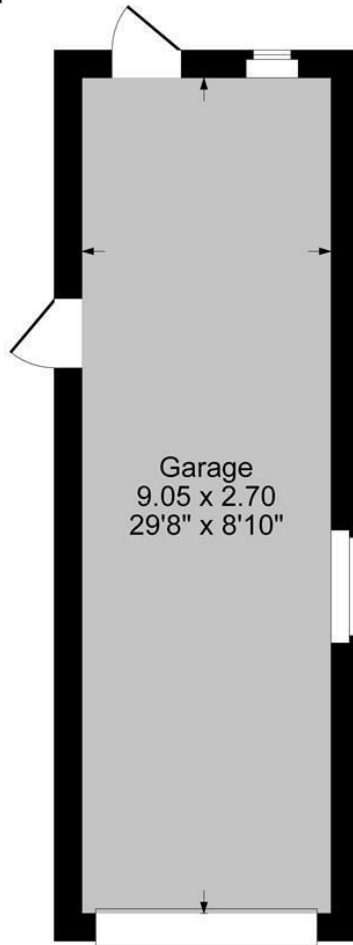
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** Band B A full copy of the EPC is available at the office if required.

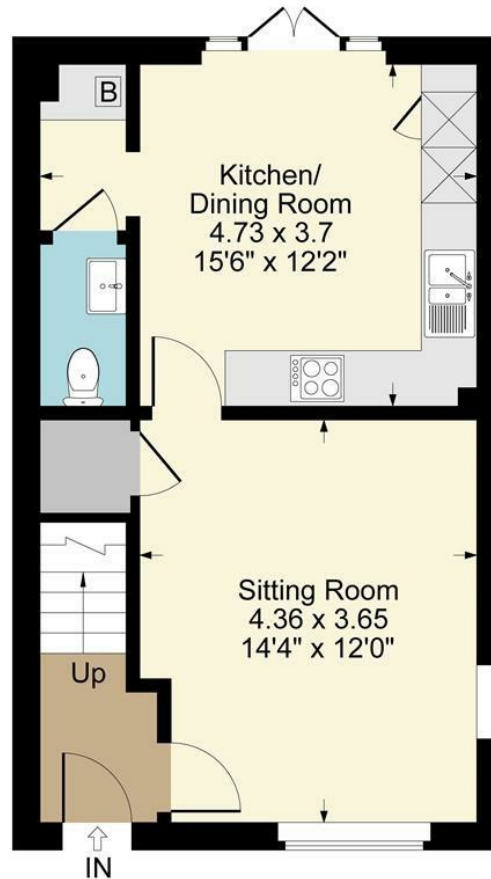
**VIEWING:** By Prior Appointment with the Selling Agents.



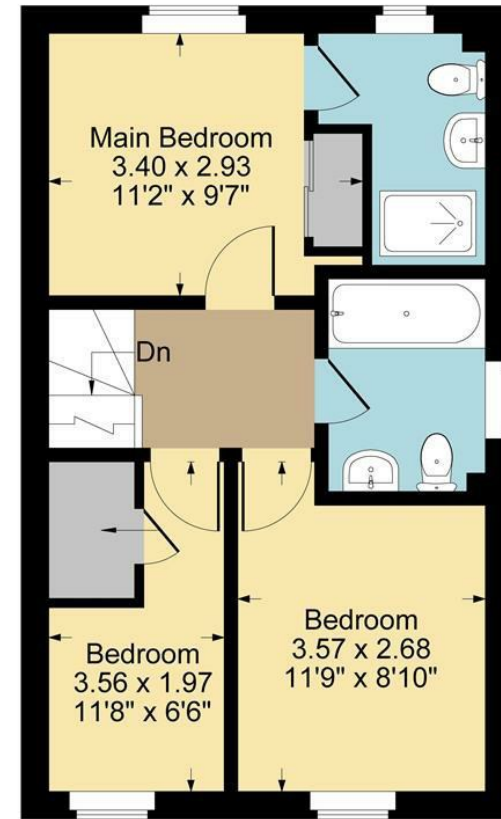
25 Yardley Way, Bishops Tachbrook



Garage



Ground Floor

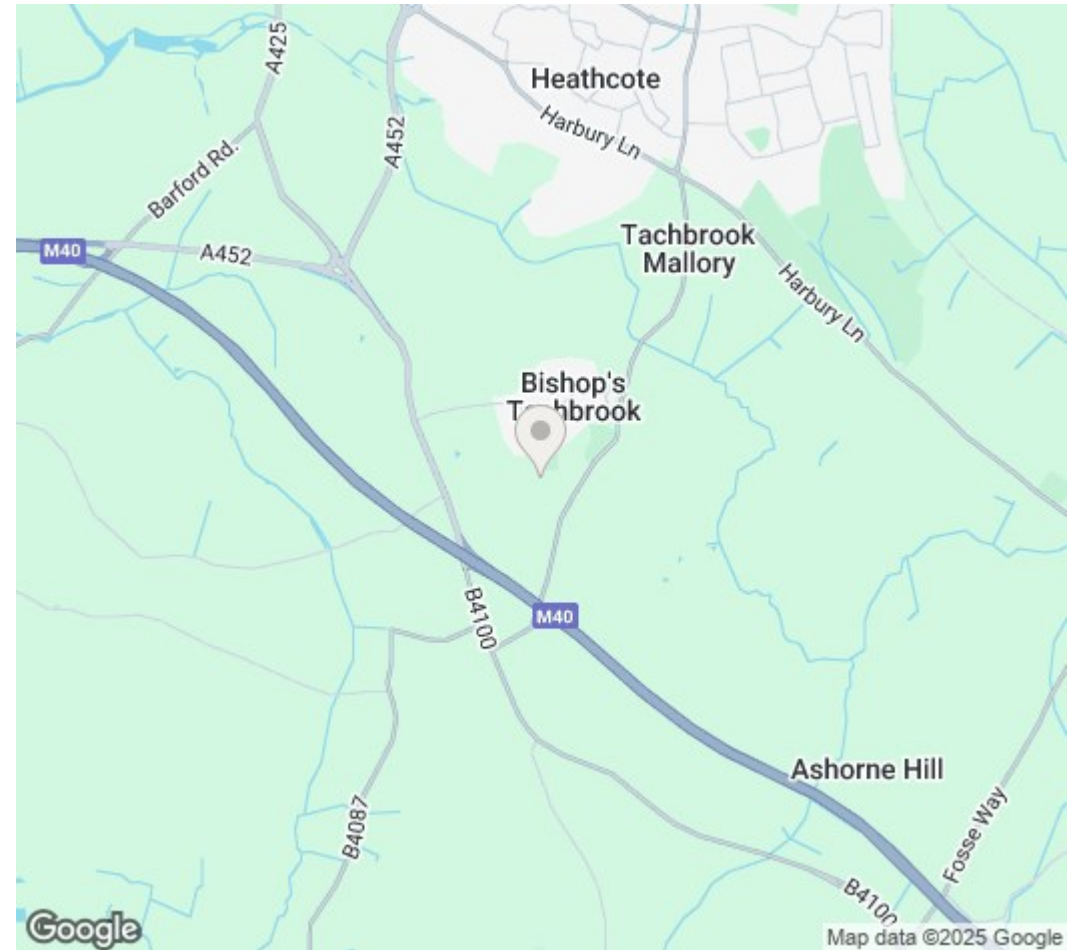


First Floor

Approximate Gross Internal Area  
Ground Floor = 38.83 sq m / 418 sq ft  
First Floor = 38.83 sq m / 418 sq ft  
Garage = 24.43 sq m / 263 sq ft  
Total Area = 102.09 sq m / 1099 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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serving South Warwickshire & North Cotswolds

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