

Peter Clarke



39 David Way, Bishopton, Stratford-upon-Avon, CV37 0UH

- Conveniently located north of the river
- Good access to Stratford Parkway
- Open plan living
- Two double bedrooms, main bedroom en suite
- Larger than average garage
- Wider than average staircase offering potential for stair lift
- Successfully let for a number of years



Asking Price £210,000

A fantastic opportunity to purchase a two double bedroom, two bathroom FREEHOLD coach house conveniently located north of the river and boasting a larger than standard garage. Having been successfully let for a number of years, we believe this property would make an ideal first time buy or investment purchase. Approximate rental yield 6.3%

ACCOMMODATION

Entrance hall with stairs leading to first floor. Landing with loft access. Open plan kitchen/sitting room, the kitchen area comprising matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer, integrated oven, grill, four ring electric hob and overhead extractor, space for fridge freezer, washing machine and dishwasher, wall mounted cupboard housing Ideal boiler. The sitting area offers door to Juliet balcony.

Bedroom One with built in wardrobe with sliding mirrored front. En suite with shower cubicle, wc and pedestal wash hand basin. Bedroom Two, a further double bedroom. Bathroom, a white suite comprising bath with shower over, wc and pedestal wash hand basin.

Outside is a garage, approximately one and a half times the size of a standard garage, with up and over door, power and light, outside tap and additional off road parking to the front for two cars. Understairs storage area at rear.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is an annual service charge for the estate of £250.66 for 2024. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

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.

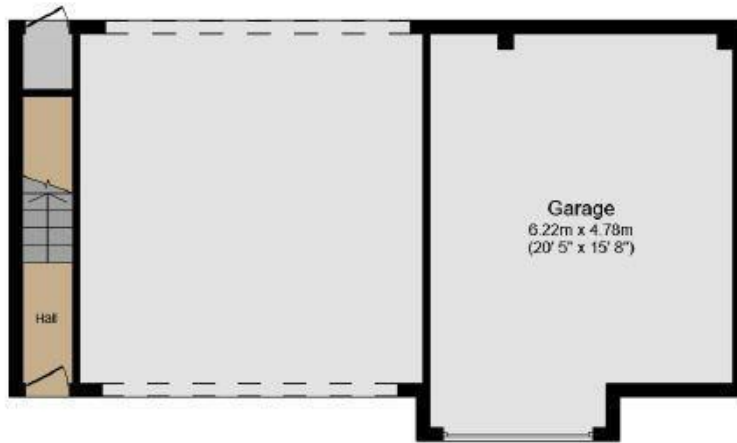
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

VIEWING: By Prior Appointment with the selling agent.



39 David Way, Stratford upon Avon CV37 0UH



Ground Floor
Floor area 29.73 sq.m. (320 sq.ft.)

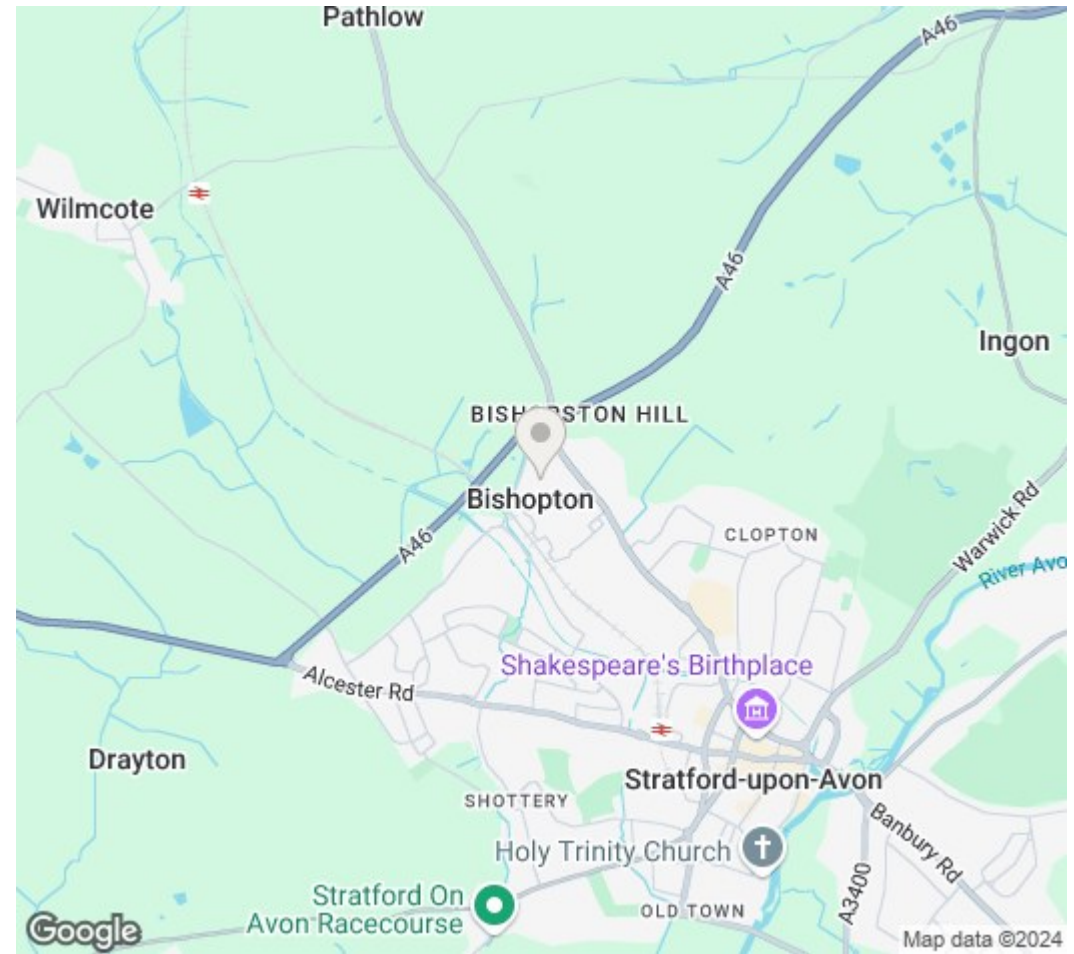


First Floor
Floor area 63.8 m² (687 sq.ft.)

TOTAL: 95.53 sq.m. (1007 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

