

DE LEETH ROAD, BISHOPS TACHBROOK

complete ● ● ●
SALES & LETTINGS



**RED LINE FOR GUIDANCE, ACTUAL PLOT MAY VARY*



A spacious 903 ft.² mid-terrace home built by the prestige builders Taylor Wimpey to the 'Beaufort' design in 2020 on the Meadowsweet Farm Development on the outskirts of Bishops Tachbrook, just off Harbury Lane. The spacious starter home is extremely well presented. It comprises an entrance hall, a living room, a kitchen diner with a stylish fitted kitchen with plenty of lighting, a guest WC, two huge bedrooms, an en-suite and a family bathroom. There is a landscape southwest rear garden, two parking spaces side-by-side with an EV charging point. The property is very well positioned for the Tachbrook Country Park and the farm fields beyond. The property is well located just South of Leamington Spa, great for JLR, M40 and getting to Leamington or Warwick train stations that both have direct train services to London. Close to the Oakley School, which is a 10-minute walk.

It's in the details...

Entrance Hall

A wide modern composite entrance door with a window leads into the entrance hall, which has timber effect luxury vinyl tile flooring, a carpeted staircase to the first floor, a radiator, a cupboard housing an electric consumer unit and is ideal for the internet router - electric points inside. There are downlights and a door through to the living room.

Living Room

A tranquil living room with a feature wallpapered wall, coving, a wall mounted radiator, a glazed door through to the inner hall and a uPVC double glazed window to the front.

Inner Hall

With grey timber effect Amtico luxury vinyl tile flooring, a door to a good-sized storage cupboard and the door to the guest WC, there was a large opening through to the kitchen diner.

Guest WC

With a toilet, sink, an extractor and a continuation of the Amtico grey timber effect luxury vinyl tile flooring. There is splashback tiling, a feature painted wall and a radiator.

Kitchen Diner

A real air of luxury in this kitchen with beautifully painted walls, luxury timber effect vinyl tiled flooring, a wonderful upgraded dove grey shaker style kitchen, with timber effect worktops, which includes a 1 & 1/2 bowl sink with a drainer and a mixer tap. There is a Zanussi four-ring gas hob, glass splashback and extractor hood. Fitted double Zanussi oven, fitted fridge freezer, pull-out large racking, washing machine, fitted dishwasher, kickboard LED lighting and under-counter lighting. A cupboard houses the Logic Combi ESP1 35 boiler. There is a double radiator, uPVC double glazed French doors to the garden, a ceiling extractor and downlights. There is also a ceiling light point perfect for over a dining table. Plus a uPVC double glazed window overlooking the rear garden.

Landing

A carpeted landing, radiator, loft hatch and doors through to the two bedrooms and bathroom.

Bedroom One

Very well presented bedroom with feature wallpaper and fitted wardrobes. There is a uPVC double glazed window to the front, a radiator and a door through to the en-suite.

En-Suite

Fitted with a shower cubicle which is tiled and has an electric shower. Pedestal hand wash basin & chrome mixer tap, a toilet, a large chrome towel radiator, down-lights, an extractor, a uPVC double glazed window, part tiled walls and luxury vinyl tiled flooring.

Bedroom Two

Spacious full-width double bedroom with a radiator and a uPVC double glazed window that has a great view of the Tachbrook Country Park and farmer's fields beyond.

Bathroom

A stylish bathroom which has a bath, a glass shower screen with a glass 'flipper' panel, a thermostatic rainfall shower and a handheld shower attachment. Pedestal hand wash basin with chrome mixer tap, a toilet, a large chrome towel radiator, an extractor,



down-lights, luxury vinyl tiled flooring and part tiled with a feature tiled wall.

Garden

A sun-filled South West Facing garden, which has a large area of decking and an area of lawn, with a slate border. The garden has perimeter fencing and a timber gate to the side passage.

Front & Parking

The property comes with two parking spaces side-by-side. There is a pathway that leads up to the front door, which has a tiled storm porch, an outdoor light and an electric vehicle charging point. Barked area of planted bedding.

Location

Meadowsweet Farm is a Taylor Wimpey development located off Harbury Lane on the outskirts of Bishops Tachbrook, to the south of Leamington, benefiting from the plentiful shopping and leisure opportunities of the very vibrant town. Located in a highly desirable area on an attractive new build estate, which boasts large areas of greenery with the protected Tachbrook Country Park and the new secondary school - Oakley School on your doorstep, a 10-minute walk. There are excellent transport links to the M40, JLR and within easy reach of Leamington Train Station, a 7-minute drive. Leamington Spa offers an abundance of independent boutiques and chain retailers, a thriving social scene including excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as being excellent for all ages.

Heathcote Primary School – 15 min walk

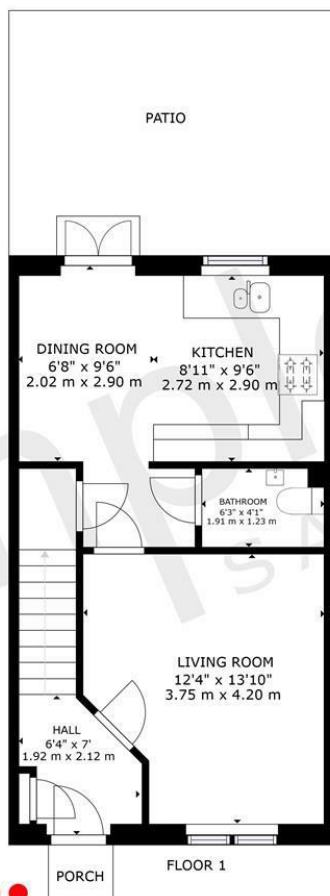
Oakley Secondary School – 10 min walk

Co-op – 15 min walk

Little Pioneers Nursery and Pre School – 15 min walk, Leamington Train Station – 7 min drive

M40 / A46 – 5 min drive



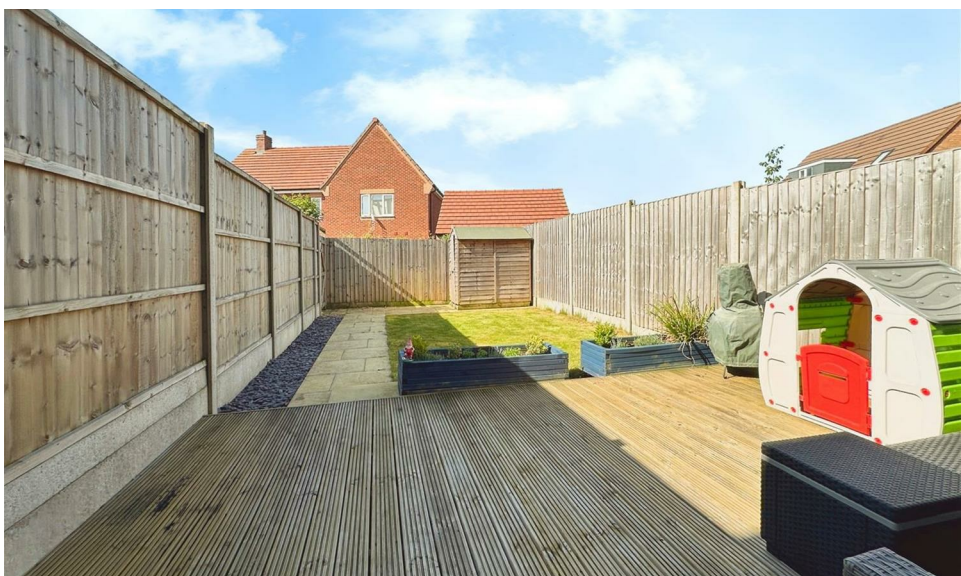


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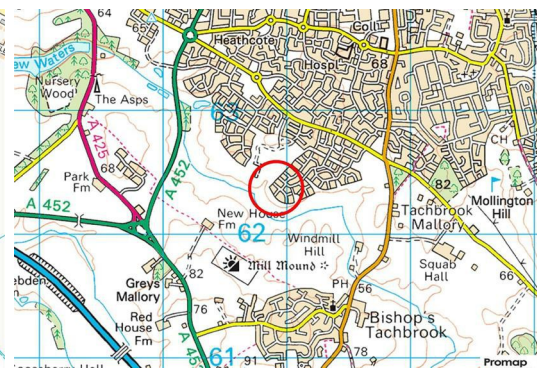
GROSS INTERNAL AREA
FLOOR 1: 452 sq ft, 41.99 m², FLOOR 2: 451 sq ft, 41.91 m²
EXCLUDED AREAS; PORCH: 10 sq ft, 0.91 m², PATIO: 208 sq ft, 19.29 m²
TOTAL: 903 sq ft, 83.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- Taylor Wimpey 'The Beauford'
- Spacious 903 Sqft
- Living Room
- Near Tachbrook Country Park
- Landscaped South West Facing Garden

- Mid- Terrace Built 2020
- Two Large Double Bedrooms
- Dining Kitchen
- Bathroom, En-Suite & WC
- Side-By-Side Parking- 2 Cars & EV Charger



DE LEETH ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
85	97
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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