

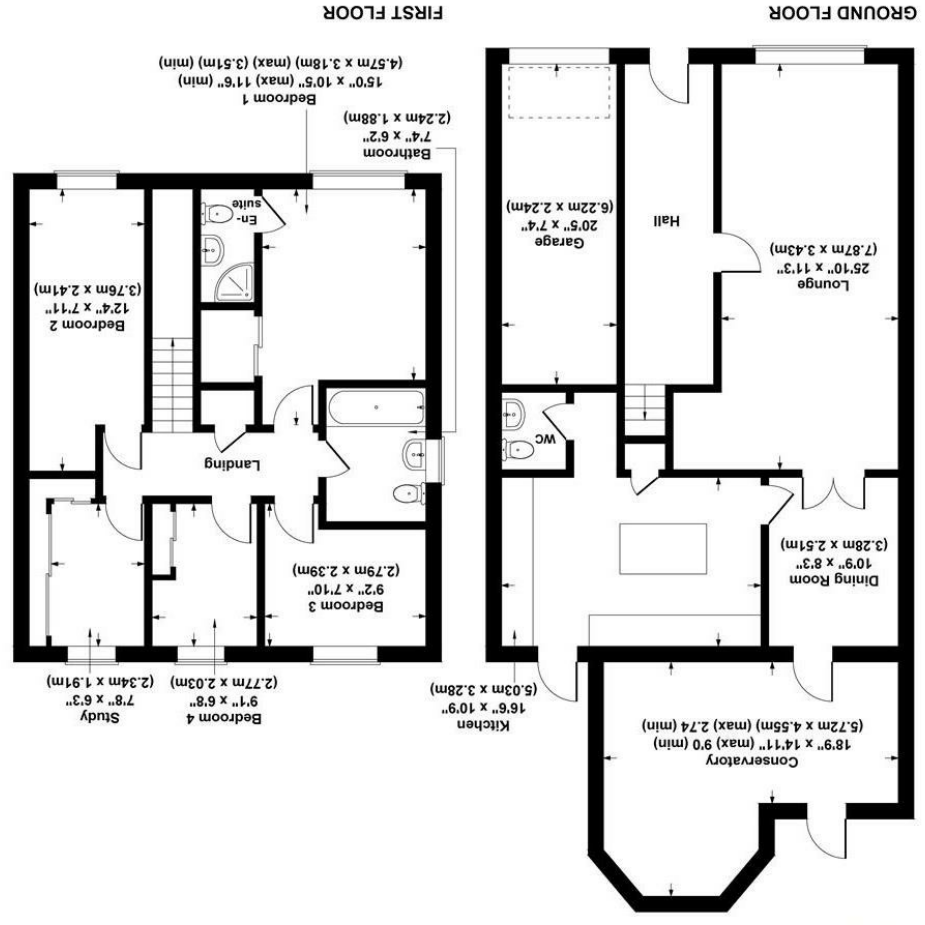
38 Penzance Way
 Nuneaton, CV11 6FW
 £1,650 Per Calendar Month

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Floor Plan

Penzance Way, Nuneaton, CV11 6FW
 Approximate Area = 1746 sq ft / 162.2 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 1896 sq ft / 176.1 sq m

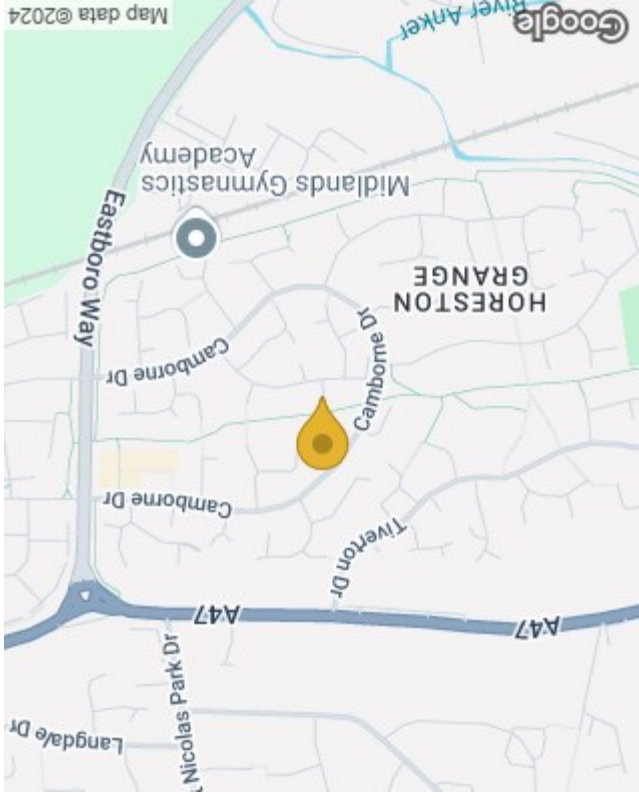
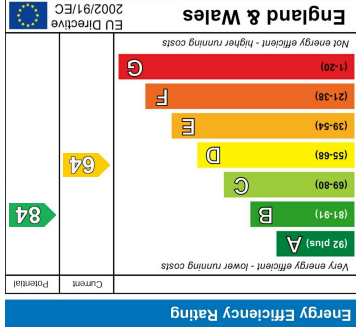


Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.

Please contact our Nuneaton Office on 02476 388863
 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Area Map

38 Penzance Way
Nuneaton, CV11 6FW

Welcome to this spacious detached house located on the sought after Horestone Grange Estate . This property boasts ample living space with a generous living room, perfect for entertaining guests or relaxing with family; separate dining room which can be opened up to the lounge via double doors or closed to provide a more intimate space and the conservatory which spans the width of the house and provides access to the enclosed rear garden.

The modern fitted kitchen features a range of matching base and wall units and an island providing additional space for dining/entertaining.

With 4 bedrooms, some having built in wardrobes and a further study/dressing area, there is plenty of room for everyone to have their own space and unwind.

The house features 2 modern bathrooms both with showers, ensuring convenience and comfort for all residents. There is also the added benefit of a downstairs w.c.

Parking will never be an issue with a driveway and garage, making it ideal for families with multiple cars or visitors.

Nestled in a peaceful cul-de-sac, this property offers a retreat from



the hustle and bustle of everyday life. The location provides easy access to local amenities, schools, and transport links, making it a convenient choice for families.

No pets. Council tax band D. Property is mains connected for water, utilities & sewerage.

****RENT £1650.00 PCM ****
HOLDING DEPOSIT £380.00 **
SECURITY DEPOSIT £1903.00 **



Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.

