





A unique opportunity to acquire a substantial Victorian detached residence, much improved and skilfully extended by the present owners. Currently utilised as a "House of Multiple Occupancy" with eight earning rooms all with en-suite facilities, plus an additional self-contained lower ground floor apartment. It is understood that the property currently generates a substantial income per annum with further details available upon request.

The agents also consider the property to be highly suitable for conversion to a substantial family dwelling, including good sized garden, substantial car parking and double garage.

#### Rosemount, Tachbrook Road

The property has been maintained to a good standard throughout and is well situated within this popular South Leamington Spa location, within easy reach of the town centre, local railway station and a good range of local facilities and amenities including shops, schools and a variety of recreational facilities. The agents consider this unique property to be an outstanding opportunity appeal

both to investors and purchasers. Inspection highly recommended.

In detail the accommodation comprises;

#### Open Porch

Being ornate and original, leading to the...

#### Entrance Hall

With original timber and coloured, leaded glazed panelled entrance door and side panels, with matching panel over, Minton tiled floor, staircase off with turned balustrade.

#### Cloakroom/WC

With low flush WC, wash hand basin, tiled splashback.

#### Lounge

19' x 13'3" (5.79m x 4.04m)

With bay window, radiator, coved cornice and picture rail, period stile fireplace with gas real flame effect and connection.

#### Dining Room

24'6" x 13'3" (7.47m x 4.04m)

With tiled floor, radiator, twin French doors overlooking rear garden.

#### Kitchen

13'10" x 12'6" (4.22m x 3.81m)

With extensive range of base cupboard and drawer units, rolled edge work surfaces, single drainer, one and a half bowl stainless steel sink unit with mixer tap, stainless steel splashback, extractor fan over, flanked by high level cupboards, tiled floor, automatic washing machine, dishwasher, downlighters, radiator.

#### Second Kitchen

7'7" x 6'6" (2.31m x 1.98m)

With a range of base cupboard and drawer units, stainless steel sink unit, high level cupboards, tiled floor, with access to...

#### Rear Hall

5'9" x 4'10" (1.75m x 1.47m)

With laundry area including lagged cylinder with immersion heater, two gas fired central heating boilers, programmers, side access. Access to the garage.





Accessed from the Main Hall is a...

#### [Bedroom/Reception Room](#)

13'3" x 16'10" (4.04m x 5.13m)

With bay window, radiator, coving to ceiling, picture rail.

#### [En-Suite Shower Room/WC](#)

3'6" x 8'2" (1.07m x 2.49m)

With low flush WC, pedestal basin, shower cubicle with Triton shower unit, radiator, extractor fan.

#### [Bedroom/Reception Room](#)

13'1" x 13'7" (3.99m x 4.14m)

With radiator.

#### [En-Suite Shower Room/WC](#)

6'4" x 5'2" (1.93m x 1.57m)

With shower cubicle with Triton shower unit, pedestal basin, low flush WC.

#### [Stairs and First Floor Landing](#)

Give access to...

#### [Bedroom](#)

13'10" x 12'6" (4.22m x 3.81m)

With two double built-in wardrobes, hanging rails and shelves, radiator.

#### [En-Suite Shower Room/WC](#)

4'9" x 6'3" (1.45m x 1.91m)

With shower cubicle, with integrated shower unit, pedestal basin, low flush WC, radiator.

#### [Bedroom](#)

13'10" x 9'6" (4.22m x 2.90m)

With laminate floor, radiator.

#### [En-Suite Shower Room/WC](#)

5'9" x 4'9" (1.75m x 1.45m)

With shower cubicle, with integrated shower unit, pedestal basin, low flush WC, radiator.

#### [Bedroom](#)

17'4" max x 13'8" (5.28m max x 4.17m)

With radiator.

#### [En-Suite Shower Room/WC](#)

6'7" x 5'10" (2.01m x 1.78m)

With shower cubicle, integrated shower unit, pedestal basin, low flush WC, extractor fan.

#### [Shower Room/WC](#)

6'4" x 7'8" (1.93m x 2.34m)

With shower cubicle, Triton shower unit, pedestal basin, low flush WC, radiator.

#### [Bedroom](#)

13'2" x 13'4" (4.01m x 4.06m)

With radiator.

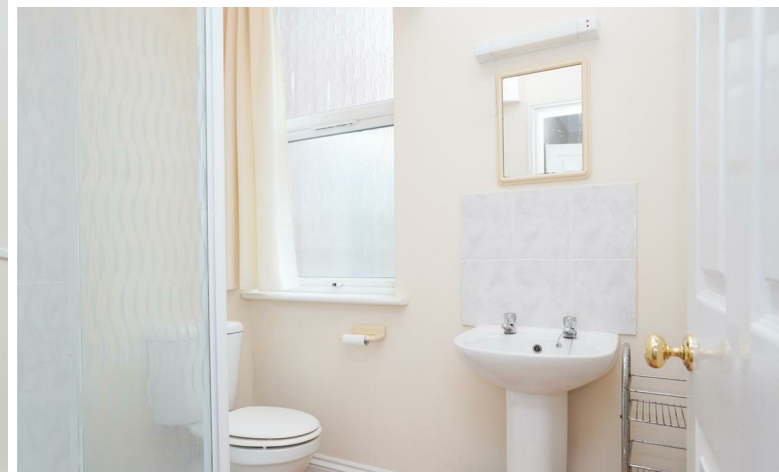
#### [En-Suite Shower Room/WC](#)

4'10" x 7' (1.47m x 2.13m)

With shower cubicle, Triton shower unit, pedestal basin, low flush WC, radiator.

#### [Further Landing Area](#)

Leads to...



#### Bedroom

13'4" x 18'10" (4.06m x 5.74m)  
With bay window, radiator.

#### Bedroom

13'3" x 16'10" with radiator (4.04m x 5.13m with radiator)

#### En-Suite Shower Room/WC

8'2" x 3'6" (2.49m x 1.07m)  
With shower cubicle, Triton shower unit, pedestal basin, low flush WC, radiator.

#### Outside (Front)

To the front of the property the garden area has been, which is well screened, has been converted to a substantial car parking facility for numerous cars, and leads to the...

#### Integral Garage

17'9" x 14' (5.41m x 4.27m)  
With personal door, electric, light, power point and electric up-and-over door, pedestrian side access leads to...

#### Outside (Rear)

The rear garden with substantial paved patio area, shaped lawn, flower borders, timber garden shed, well screened by established foliage, with close boarded fencing.

Separate outside access leads to Lower Ground Floor Apartment comprising;

#### Lounge

13'4" x 18'2" (4.06m x 5.54m)  
With bay window, radiator.

#### Fitted Kitchen

7'3" x 8'9" (2.21m x 2.67m)  
With range of base cupboard and drawer units, rolled edge work surfaces, single drainer stainless steel sink unit with mixer tap, electric cooker with extractor hood over, plumbing for automatic washing machine, high level cupboards, radiator.

#### Bedroom

13' x 13' (3.96m x 3.96m)  
With bay window, laminate floor, radiator.

#### En-Suite Bathroom/WC

7'10" x 5'7" (2.39m x 1.70m)  
With white suite comprising panelled bath, pedestal basin, low flush WC, Tiled splashback, shower area with electric shower unit, rail and curtain, radiator, extractor fan.

#### Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### Rights of Way & Covenants

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 the same whether mentioned herein or not.



#### Specific Notes

The property is understood to currently have an HMO licence (renewal date Jun 2027) for eight rooms plus the self-contained basement apartment. The property is able to generate a substantial income. Further details of the income and running costs are available upon request.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band F.

#### Location

CV31 3DD







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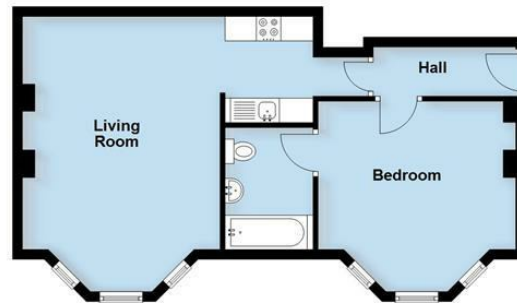
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Somerset House  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|        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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

**Basement**  
Approx. 48.8 sq. metres (525.4 sq. feet)



**Ground Floor**  
Approx. 155.3 sq. metres (1671.3 sq. feet)



**First Floor**  
Approx. 148.9 sq. metres (1603.0 sq. feet)



Total area: approx. 353.0 sq. metres (3799.7 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact.