



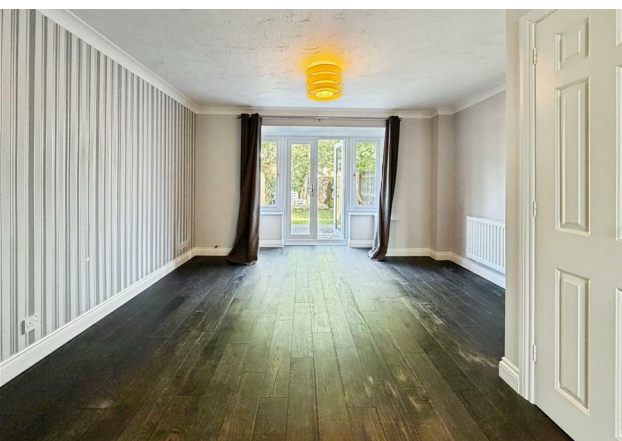
CALIBAN MEWS, HEATHCOTE

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SALES & LETTINGS

An aerial photograph of a suburban residential area. The houses are mostly two-story red brick buildings with dark grey roofs. Some houses have solar panels on their roofs. The neighborhood is surrounded by green trees and fields in the background. A winding road cuts through the middle of the area. In the foreground, there's a larger open space with a few parked cars and a white van. A 'FOR SALE' sign is prominently displayed in the center-left of the image.

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FOR SALE



A stylish three-storey townhouse built by Messrs Barratt Homes in 2000 to the 'Salisbury' design. The property is situated at the end of a small cul-de-sac on the highly sought-after Heathcote development, just minutes from Leamington Spa town centre. This beautifully presented home is well presented throughout and comprises a kitchen, guest WC, open-plan lounge/diner, three double bedrooms (the principal bedroom benefiting from a walk-in wardrobe and en-suite shower room), and a family bathroom. Outside, the property enjoys a landscaped rear garden, off-road parking and an en-bloc garage. Perfect for families, very close-by playing field with a children's play area. The home is within easy reach of Heathcote Primary School, Oakley School and Myton School, while also being ideally suited to young professionals thanks to its stylish finish, excellent transport links to the M40, and easy access to the vibrant towns of Leamington Spa and Warwick. No onward chain.

Property Details...

Entrance Hall

A stylish entrance hall with a composite entrance door incorporating twin double-glazed panels, fitted entrance mat and 18mm thick black solid timber flooring. Wall-mounted radiator, coving to the ceiling, contemporary light switches, door to a useful storage cupboard with built-in shelving, door to the guest WC, and a staircase rising to the first floor. Solid fire doors lead to the kitchen and living accommodation.

Guest WC

With a continuation of the black solid timber flooring, this re-fitted suite comprises a low-level flush WC, hand wash basin with chrome mixer tap and vanity storage beneath. Tiled splashback, radiator, double-glazed window and wall-mounted mirrored cabinet.

Kitchen

Featuring a continuation of the solid dark timber flooring, this modern cream fitted kitchen has timber-effect worktops and a Corian-style one-and-a-half bowl sink with chrome mixer tap. Stylish pastel tiled splashbacks, space for a freestanding electric cooker with a black glass splashback and extractor hood above. Cupboard housing the Worcester gas boiler, together with an additional slim worktop and storage cupboard to the side wall. Wall-mounted extractor fan, uPVC double-glazed window overlooking the driveway with a tiled window sill, and a wall-mounted radiator.

Lounge / Diner

A spacious open-plan living area with a continuation of the black solid timber flooring, useful under-stairs storage cupboard, feature striped wallpaper and contrasting grey painted walls. Coving to the ceiling, wall-mounted radiator, boxed uPVC double-glazed windows and French doors opening onto the landscaped rear garden.

Landing

A well-presented landing with a spindle balustrade staircase rising to the second floor. Doors lead to the bedrooms and family bathroom. Wall-mounted radiator.

Bedroom Two

A generous double bedroom with two uPVC double-glazed windows to the front elevation, wall-mounted radiator, neutral décor, feature wallpaper and ample space for wardrobes and drawers.

Bedroom Three

A good-sized double bedroom with ample space for wardrobes, wall-mounted radiator and a uPVC double-glazed window overlooking the landscaped rear garden with a deep window sill.

Bathroom

The bathroom was completely reworked in 2022 with new wall tiles, flooring, bath, all taps and glazed shower screen.

Second Floor Landing

A small landing with ceiling light and doors leading to the principal bedroom and en-suite shower room.

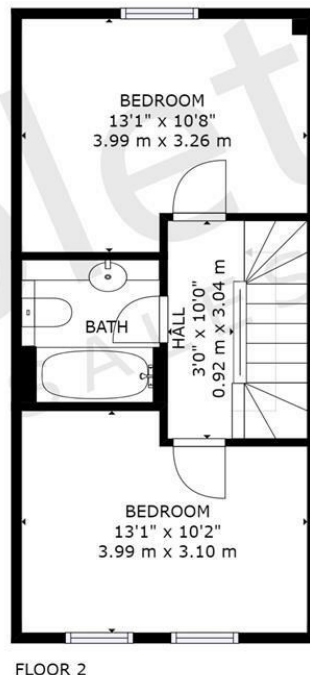
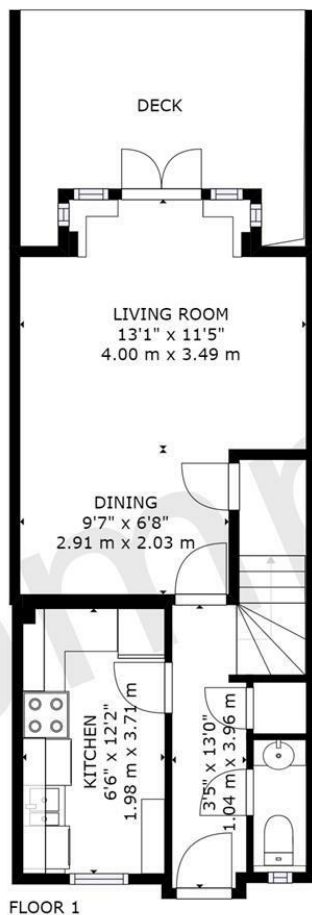
Principal Bedroom

A spacious principal bedroom with radiator, uPVC double-glazed dormer window, loft



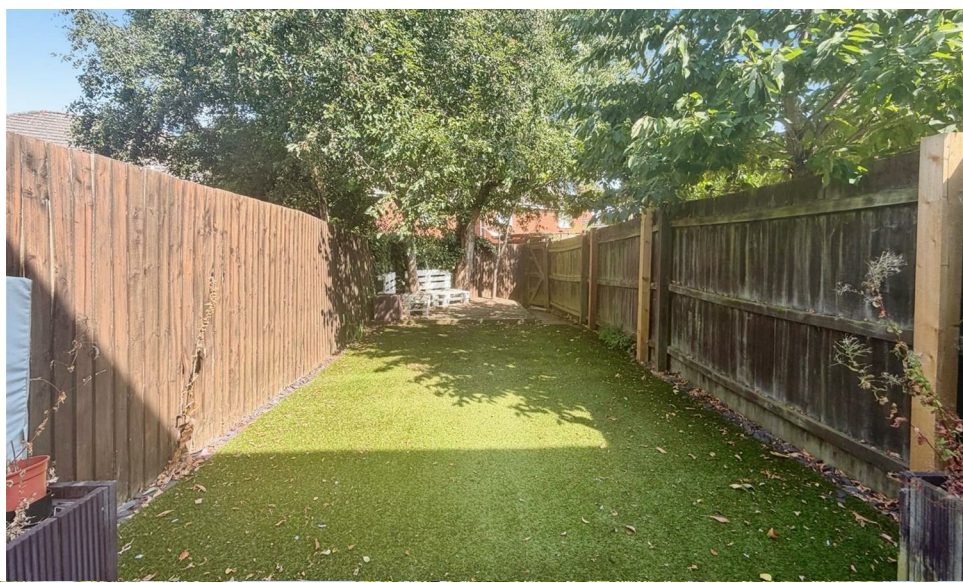
Situated on the popular Warwick Gates/Heathcote development, this property enjoys excellent access to the M40, Jaguar Land Rover at Gaydon and the surrounding road network. A wide range of local amenities are within easy reach, including doctors' surgeries, supermarkets, cafés, restaurants, food outlets and a public house. Nearby are





GROSS INTERNAL AREA
FLOOR 1: 393 sq ft, 37 m², FLOOR 2: 368 sq ft, 34 m²
FLOOR 3: 275 sq ft, 26 m², EXCLUDED AREAS:
DECK: 117 sq ft, 11 m², REDUCED HEADROOM BELOW 1.5M: 28 sq ft, 3 m²
TOTAL: 1036 sq ft, 96 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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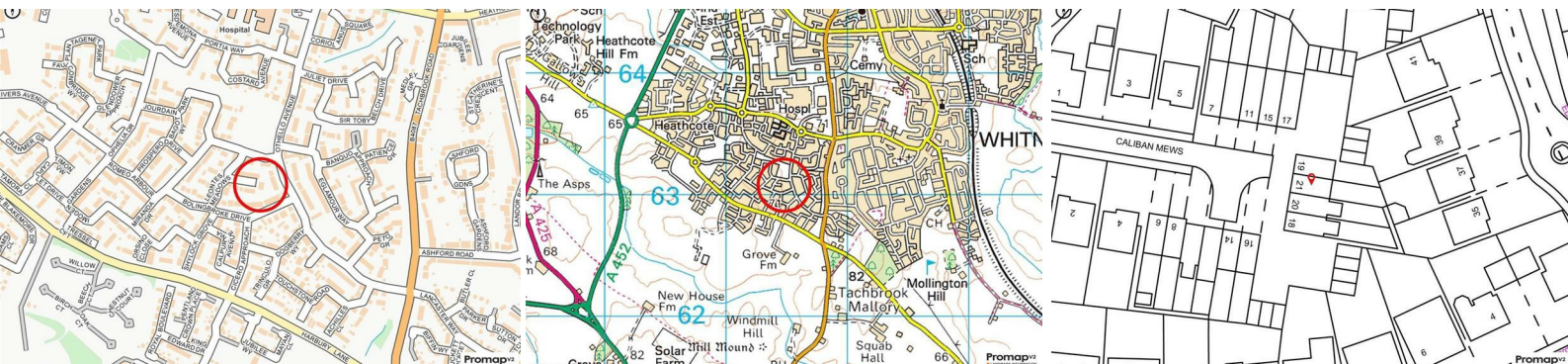


Shires Retail Park and the vibrant town centre of Royal Leamington Spa, offering an excellent selection of boutique shops, cafés, restaurants, Jephson Gardens, Newbold Comyn and the Nuffield Health Fitness & Wellbeing Gym. Leamington Spa Railway Station is only a short drive away, providing direct services to Birmingham and London Marylebone. The property also falls within easy reach of Heathcote Primary School, Oakley School and Myton School, making it an excellent choice for families.



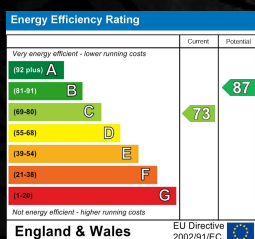
- Three Storey Town House
- Two Bathrooms
- Kitchen
- Landscaped Garden
- En-Block Rear Garden

- Three Bedrooms
- Barratts 'Salisbury' Design
- Lounmge Diner
- No Chain & Cul-De-Sac
- Off Road Parking



CALIBAN MEWS, WARWICK

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



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