



Connells  
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FOR SALE

Connells

Williams Close  
Bishops Tachbrook Leamington Spa



## Property Description

40% shared ownership immaculate two bedroom semi detached home!

A fantastic opportunity to get onto the property ladder with this beautifully presented two bedroom semi detached home, ideally situated on the edge of this popular development and enjoying open views to the front.

The property offers spacious and immaculate accommodation throughout, featuring an open plan kitchen, living dining area and a convenient downstairs cloakroom. Upstairs, you will find two generous double bedrooms along with a modern family bathroom.

Externally the home benefits from two allocated parking spaces directly to the front, with additional visitor parking available. To the rear is the private, lawned garden providing an ideal space to relax and entertain.

## Approach

The property is set back from the road behind the parking with pathway to the front entrance.

## Entrance Hallway

Welcoming entrance hallway with a door to the cloakroom and a storage cupboard housing the boiler and having plumbing for a washing machine.

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to front elevation.

## Open plan lounge/kitchen/diner

26' 3" max x 13' 10" max ( 8.00m max x 4.22m max )

## Lounge/Diner Area

Light and airy having and a double glazed window to rear elevation and a door to garden.

## Kitchen Area

Modern fitted kitchen with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and gas hob with cooker hood over, whilst providing space for a fridge/freezer and benefitting from a breakfast bar.

## First Floor

## Landing

The stairs lead from the hallway. There is access to the partly boarded loft, a radiator and doors to both bedrooms and the family bathroom.

## Bedroom One

13' 1" x 9' 9" ( 3.99m x 2.97m )

Double bedroom having a radiator and a double glazed window to rear elevation.

## Bedroom Two

13' 2" max x 8' 6" ( 4.01m max x 2.59m )

Double bedroom with a radiator and two double glazed windows to front elevation with beautiful open views.

## Bathroom

White three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a fitted towel rail and an extractor fan.

## Outside

## Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed, with a decked area, patio area and gated side access.

## Parking

Two allocated parking spaces to the front of the property with visitor parking available.

## Lease/Shared Ownership Details

The property is being sold at a 40% share as part of the shared ownership scheme.

The lease term is 125 years from 2019 and the current monthly rent on the remaining 60% is £506.80. Any agreed sale is subject to

Housing Association eligibility criteria and to contact the branch for more details.

## Agent's Note

It is our understanding that the Property is not currently registered at the Land Registry which is the case with a significant proportion of land across England and Wales. A pending application has been submitted and can be expedited once a sale is agreed. Your Conveyancer will take the necessary steps and advise you accordingly.

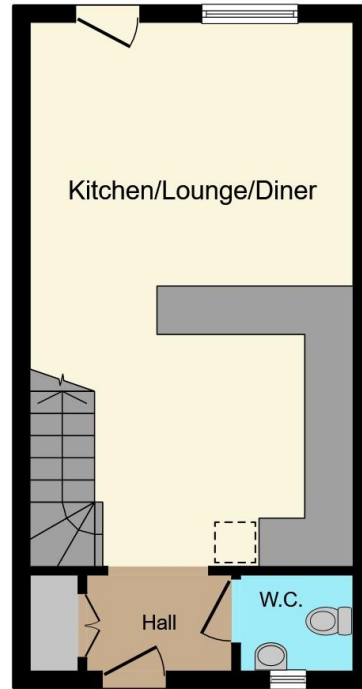
## Seller's Comments

Williams Close is situated on a well-connected road, surrounded by open fields that provide wonderful walks. A Co-op is within easy walking distance via the pleasant route across the fields. The area is known for its welcoming neighbours and strong sense of community.

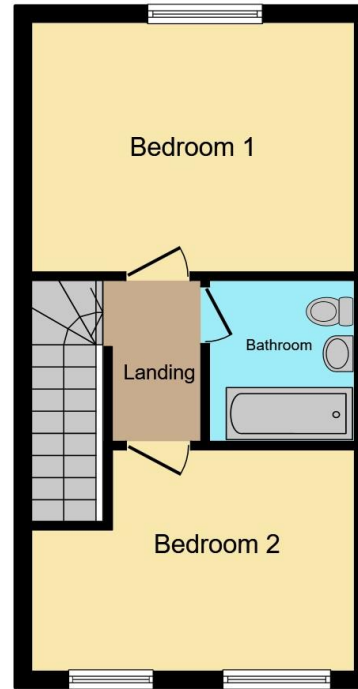








**Ground Floor**



**First Floor**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Connells on

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7-8 Euston Place  
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EPC Rating: B Council Tax  
 Band: C

Service Charge: Ask  
 Agent Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA314810](http://connells.co.uk/Property/SPA314810)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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