



ST. WULSTAN WAY SOUTHAM, CV47 1TU

£1,100 PCM

Located within walking distance of the town centre and all its amenities, yet quietly situated is this two bedroomed home with attached single garage. This well maintained house is offered unfurnished and available from September 19th.

The sitting room is a light, bright and airy room with a window to the front aspect and inset living flame gas fire. A glazed door opens into the kitchen which has modern base and wall units with worktops over. Upstairs is the master bedroom which is double aspect and the second bedroom is also a good size double.

The rear garden is fully enclosed and is a real delight, planted with mature shrubs and has a lawned area. There is a patio area which has been perfectly positioned to catch the sunshine.

ST. WULSTAN WAY

- 2 Double

Bedrooms • Unfurnished • Available from
September 19th • Garden • Garage • Well
Maintained House • Gas Central
Heating • Double Glazing • Pets Considered



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The property also benefits from gas central heating, upvc double glazing and an enclosed rear garden.

Southam has a varied range of small shops including a hardware shop, a pharmacy, library and grocery shops.

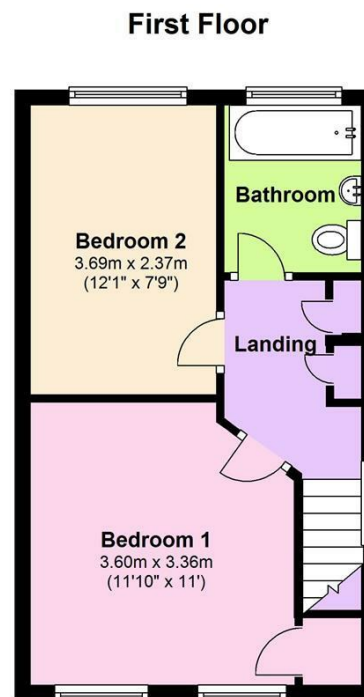
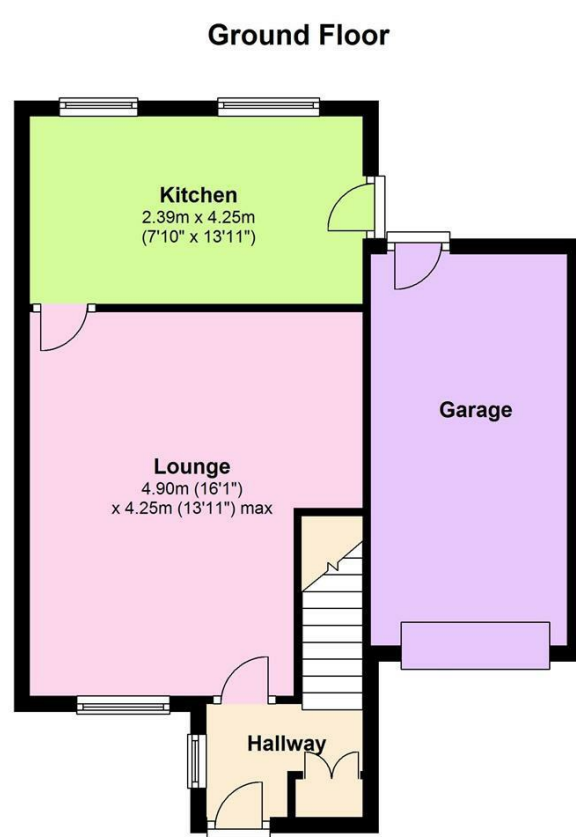
Within Southam are three primary schools; Southam Primary School, St Mary's Catholic School and St James Church of England. There is an outstanding Ofsted secondary school at Southam College. All schools within the area are co-educational. Private education is found close by at Princethorpe, Leamington Spa and Warwick.

There are good road links to Leamington Spa, Gaydon, Banbury, Rugby and Coventry where you will find mainline railways to take you to Birmingham and London. The town enjoys easy access to the major road networks including M40, M6, M69 and M1, making it a very popular area to live.

****The property will be available to rent from 19th September 2026****

ST. WULSTAN WAY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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