Dove Cottage, 2 Baldwins Lane, Tysoe, Warwickshire, CV35 0TX

- Sought after village with primary school and amenities
- Kitchen diner with Aga and separate utility
- Sitting room with log burner
- Carport plus courtyard parking
- Gardens to the front and rear
- Well-proportioned rooms and a flexible layout
- No onward chain

3 1 1

£435,000

NO CHAIN. A charming cottage set within a popular courtyard development in the heart of Tysoe. Spacious accommodation with front and rear gardens, carport and courtyard parking. Viewing highly recommended.

ACCOMMODATION

GROUND FLOOR
Entrance hall, cloakroom with WC, dual aspect sitting room with fireplace housing wood burner. dual aspect kitchen diner with AGA, integrated dishwasher, pantry cupboards and space for appliances, a utility with rear access, sink and space for laundry.

FIRST FLOOR
Landing, main bedroom with triple aspect and fitted wardrobes, second bedroom with fitted storage, third bedroom currently arranged as a study with fitted desk and shelving, shower room with walk-in shower and linen cupboard.

OUTSIDE
A welcoming front garden with patio seating and mature planting, plus a low-maintenance rear garden, carport with rafter storage and additional courtyard parking.

GENERAL INFORMATION
TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity and water is connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired heating.

RIGHTS OF WAY: 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 same whether mentioned herein or not.

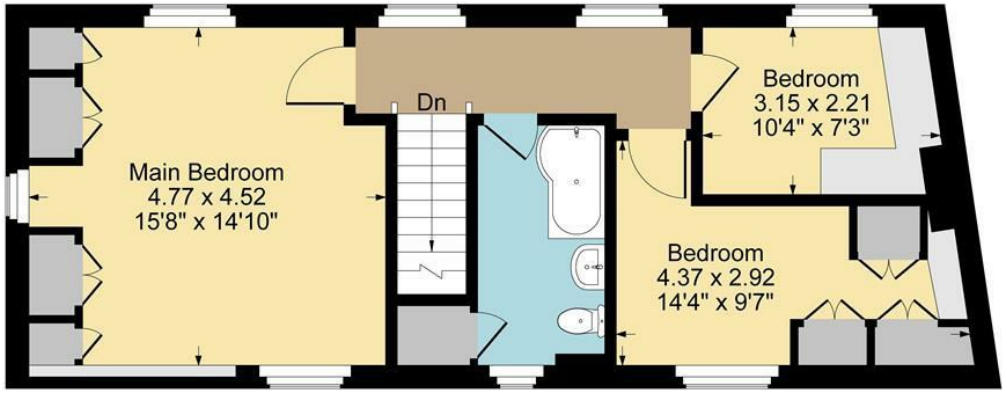
LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Sept26) | Minimum Mobile Coverage: 74% Vodaphone (Checked on Ofcom Sept 26)

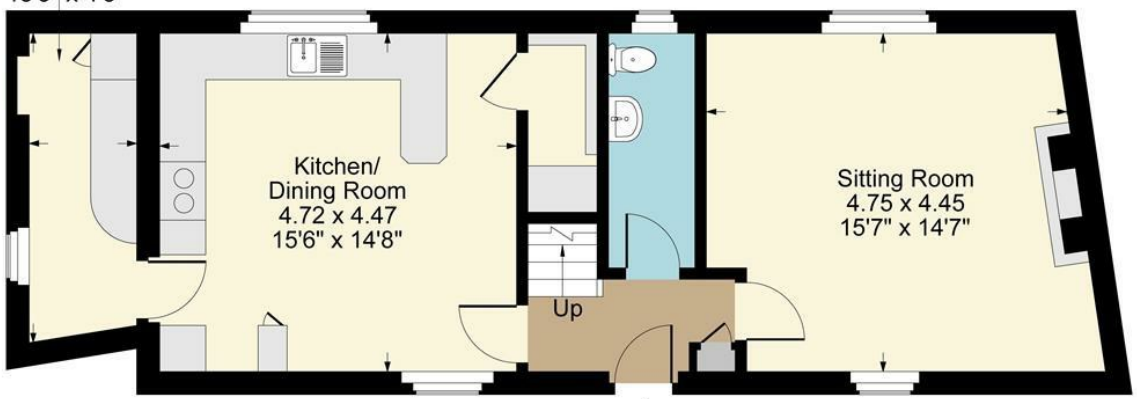
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



First Floor



Ground Floor

Approximate Gross Internal Area
Ground Floor = 61.50sq m / 662 sq ft
First Floor = 54.90 sq m / 591 sq ft
Total Area = 116.04 sq m / 1253 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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Winkworth