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Little Bayton View
Exhall CV7 9PZ

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A MODERN TWO-BEDROOM HOME WITH AN EXCEPTIONAL EPC A RATING (93), SITUATED ON THE POPULAR LITTLE BAYTON VIEW DEVELOPMENT IN EXHALL.

This well-presented two-bedroom terraced home offers contemporary and energy-efficient accommodation, making it an excellent option for first-time buyers, couples or those looking for a modern, low-maintenance property within easy reach of Coventry and the surrounding motorway network.

The accommodation comprises an entrance hallway, modern kitchen/dining room, ground-floor WC and a comfortable rear living room with French doors opening directly onto the garden. Upstairs are two well-proportioned bedrooms together with a modern family bathroom.

A particularly noteworthy feature of the property is its EPC A rating of 94, complemented by roof-mounted solar panels, making this an unusually energy-efficient home.

Outside, the property has a paved frontage, while to the rear is an enclosed garden with patio areas and lawn, offering a blank canvas for the next owner to landscape and personalise.

Little Bayton View is a modern residential development in Exhall, well positioned for access into Coventry, Bedworth and Nuneaton, with local shops, schools and everyday amenities within convenient reach. The location is also particularly practical for commuters, with access to the A444, M6 and wider Midlands motorway network.

Viewing is highly recommended.

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Dimensions

GROUND FLOOR

Hallway
1.45m x 1.52m

Kitchen
3.20m x 3.73m

Living Room
4.14m x 3.33m

Cloakroom
1.73m x 1.02m

FIRST FLOOR

Landing
1.96m x 1.83m

Bedroom
3.18m x 2.90m

Bedroom
4.11m x 3.05m

Bathroom
2.06m x2.16m

OUTSIDE

Garden

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Floor Plan



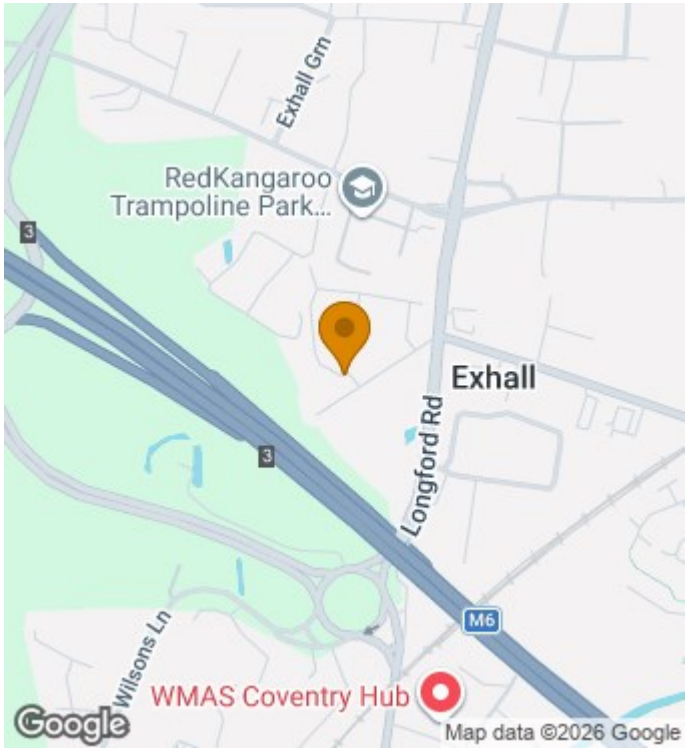
Total area: 695.00 sq ft

Disclaimer

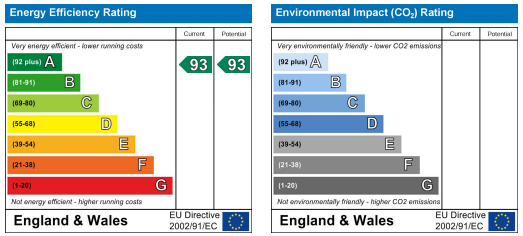
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in ccordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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