



Connells

Doughty Drive
Bishops Tachbrook Leamington Spa



Property Description

A fantastic opportunity to acquire a 35% shared ownership, three-bedroom home, situated within a popular modern development in the sought-after village of Bishops Tachbrook.

Set back from the road, the property benefits from a pleasant position with open views to the front and two allocated parking spaces. Internally, the accommodation is well-presented throughout and briefly comprises a welcoming entrance hallway, a modern fitted kitchen, a convenient downstairs cloakroom, and a spacious lounge/dining room offering an ideal space for both relaxing and entertaining.

To the first floor, there are three well-proportioned bedrooms, providing flexible accommodation for families, home working, or guests, along with a tastefully appointed family bathroom.

Outside, the property enjoys a lawned rear garden, perfect for outdoor enjoyment, along with the added advantage of two allocated parking spaces.

This property offers an excellent opportunity for first-time buyers to step onto the property ladder within a well-regarded and conveniently located development.

Approach

The property occupies a pleasant position on the development with two allocated parking spaces to the front with a pathway to the front

entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and doors to the kitchen, cloakroom and lounge diner.

Downstairs Cloakroom

Fitted with a wash hand basin, a W/C and a radiator.

Lounge Dining Room

Light and airy lounge consisting of a built-in understairs cupboard, a radiator, a double glazed window to rear elevation and a door leading to the garden.

Kitchen

Modern kitchen fitted 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 electric hob with cooker hood over, whilst providing space for a washing machine and a fridge/freezer. Comprising a radiator and a double glazed window to front elevation.

First Floor

Landing

The stairs lead from the hallway, with doors to all bedrooms and the family bathroom.

Bedroom One

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

Bedroom Two

Double bedroom having a radiator and a double glazed window to front elevation with open views.

Bedroom Three

Double bedroom benefitting from a cupboard over the stair bulkhead, a radiator and a double glazed window to front elevation with views.

Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a W/C. Having partly tiled walls, a heater towel rail, a double glazed window to rear elevation and a cupboard housing the central heating boiler.

Outside

Rear Garden

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

Parking

Two allocated parking spaces to the front of the property.

Shared Ownership/Lease Details

The property is being sold at a 35% share as part of the shared ownership scheme.

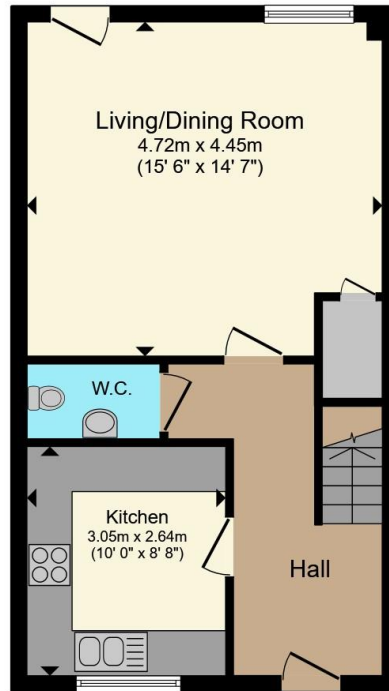
The lease term is 125 years from 20th April 2017 and the current monthly rent on the remaining 65% is £720 which is also inclusive of the service charge. Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details.

The maximum sale share for this property is 80%. It is subject to a Protected Area Lease with a Mandatory Buy Back Clause. After moving in, the owner has the option to staircase up to 100% ownership. However, as the lease remains protected, the property will always be leasehold. If the owner staircases beyond 81% and later decides to sell, the property must be sold back to Platform Housing Limited.

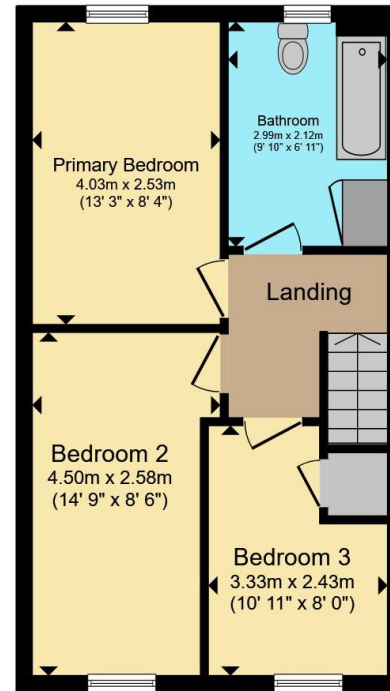








Ground Floor



First Floor

Total floor area 82.1 m² (884 sq.ft.) approx

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/SPA315274

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Apr 2017. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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