



Connells

Trebell Way
Bishops Tachbrook Leamington Spa

Trebell Way Bishops Tachbrook Leamington Spa CV33 9US

for sale offers over
£350,000



Property Description

Situated in the highly sought after Bishops Gate development, this modern three bedroom semi detached home was built in 2020 and offers spacious, well planned accommodation ideal for families and professionals alike.

The property opens into a welcoming entrance hallway leading to a comfortable lounge, a contemporary kitchen diner perfect for everyday living and entertaining and a convenient downstairs cloakroom.

To the first floor are three well proportioned bedrooms, the master benefiting from an ensuite shower room, complemented by a stylish bathroom.

Externally the property boasts a driveway providing off road parking for two vehicles, and a landscaped rear garden ideal for outdoor relaxation and entertaining.

Early viewing is highly recommended to fully appreciate the quality and location of this excellent home.

Entrance Hall

Welcoming entrance hallway with stairs rising to the first floor and a door into the lounge.

Lounge

12' 11" x 13' 8" max (3.94m x 4.17m max)
Spacious lounge comprising a radiator, double glazed window to the front elevation and a door into the inner hallway.

Inner Hallway

Comprising a storage cupboard and doors to the cloakroom and kitchen diner.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and extractor fan.

Kitchen Diner

15' 2" x 8' 8" (4.62m x 2.64m)

Fitted with a range of wall and base units with complimentary work surfaces over and tiling to the splashbacks. Incorporating a stainless steel one and a half bowl sink drainer unit, there is an oven with gas hob and cooker hood over, integrated washing machine and dishwasher and space for the fridge freezer. Comprising a radiator, double glazed window to the rear elevation and French doors leading out to the garden.

First Floor Landing

With stairs lead from the hallway comprising a storage cupboard, loft hatch allowing access to the boarded loft and doors off to all three bedrooms and bathroom.

Bedroom One

12' 2" max x 9' 5" (3.71m max x 2.87m)

Double bedroom with cupboard over the stairbulk head, a radiator, a double glazed window to the front elevation and a door to the;

Ensuite

Modern ensuite shower room fitted with a three piece suite including a wash hand basin, low level W/C, shower cubicle, radiator and double glazed window to the front elevation.

Bedroom Two

10' 1" x 9' 2" (3.07m x 2.79m)

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

Bedroom Three

10' 7" x 5' 9" (3.23m x 1.75m)

Good size third bedroom comprising a radiator and a double glazed window to the rear elevation.

Bathroom

Modern three piece suite fitted with a wash hand basin, low level W/C, bath with mixer taps and shower over. Being partly tiled with a radiator and a double glazed window to the side elevation.

Outside

Rear Garden

Beautifully landscaped rear garden being mainly laid to lawn with two patio areas, planted borders and fence enclosed with gated side access.

Driveway

Driveway providing parking for two cars in tandem.

Agent's Note

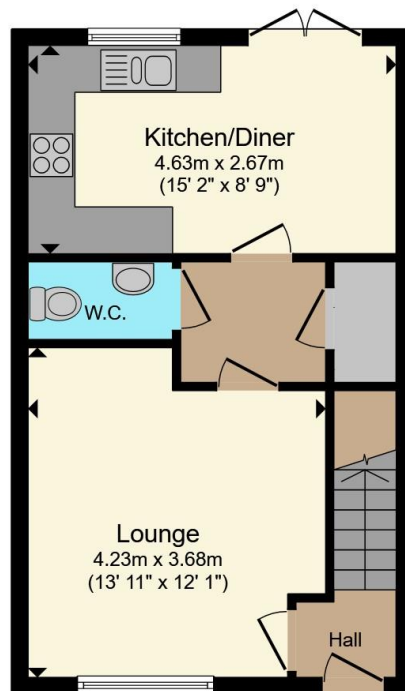
Our vendor has advised that currently there are no maintenance charges payable however once the development is completed charges will be applicable.

Furthermore, we have been advised by the seller that the property has a timber frame. The property also has solar panels which are fully owned by the seller and will be included in the sale.

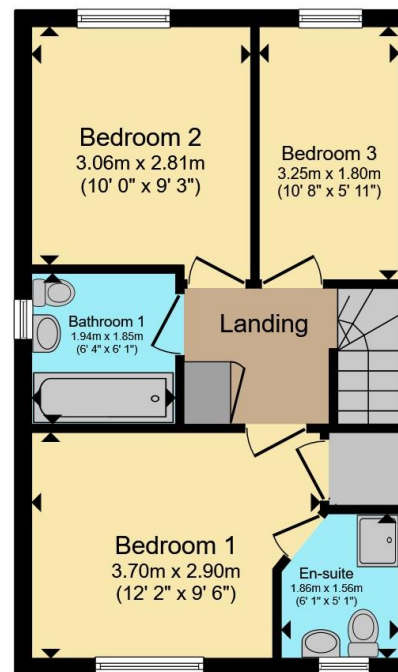








Ground Floor



First Floor

Total floor area 76.3 m² (821 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

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To view this property please contact Connells on

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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314892



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