
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Crediton Close
Styvechale CV3 5PX

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CV3 5PX £1,600 Per Month £1,846 Deposit

An impressive four bedroom detached family home, discreetly tucked away in a private cul-de-sac. With generous accommodation extending to approximately 1,569 sq ft, the property also benefits from a private driveway, garage and a well planned layout ideally suited to modern family living.

The ground floor provides a particularly spacious arrangement, beginning with a welcoming entrance hallway. The substantial living room is a real feature of the home, providing plenty of space for a variety of furniture arrangements and creating room for relaxing and entertaining.
Alongside this is a separate dining area, while to the rear the kitchen/living area creates a more informal everyday family space. This is complemented by a useful utility room and separate ground-floor WC, adding further practicality to the accommodation.

Upstairs, the property continues to impress with four well proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by the family bathroom. The size and configuration of the bedrooms make the property particularly versatile for families, with scope for one room to be utilised as a home office if required.
Externally, the home's tucked away and private setting is a particularly appealing feature, giving it a sense of separation from surrounding properties. A driveway provides off road parking for three vehicles which leads to the garage, offering additional parking or valuable storage space. The property further benefits from EV charging point. The rear garden is fully enclosed with a lawn and patio area with access to a very useful garden shed.

AVAILABLE FROM 1ST DECEMBER | EPC RATING: C | COUNCIL TAX BAND: E

selling quality
property since 1995




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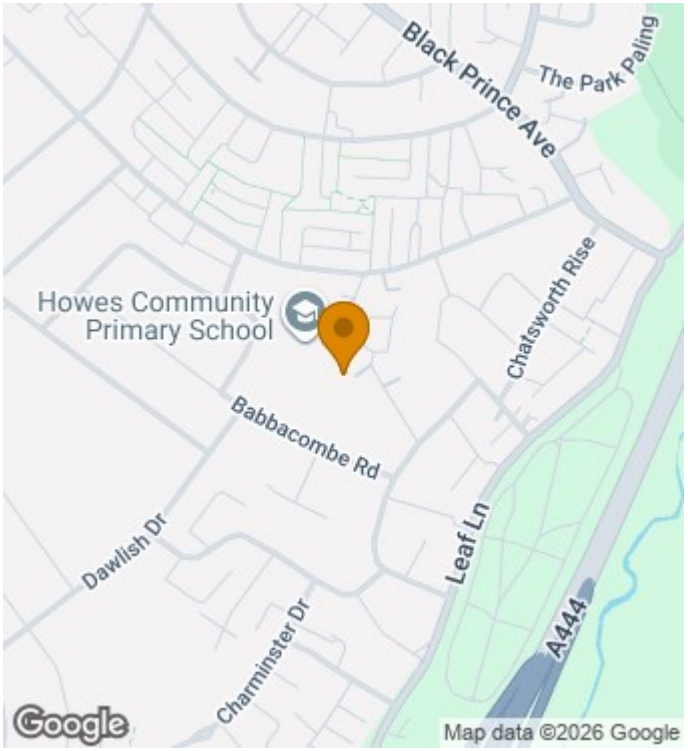


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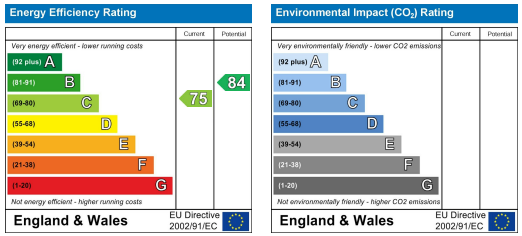
Floor Plan



Location Map



EPC



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.

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