



Guide Price £475,000

3 Bedroom Detached Bungalow for sale
18 Abbey Lane, Southam





Overview

A 3-bed detached bungalow in Southam featuring a high-specification main bath room and principal ensuite. Highlights include a large wrap-around garden perfect for privacy and a detached garage. A rare opportunity for single-level living on a generous plot with luxury finishes where it matters most.



Key Features

- 3 Bedroom With 1 Ensuite
- Turn Key Ready
- Large Corner Plot
- Large Wrap Around Garden
- Conservatory
- Detached Garage
- Block Paved Driveway
- Chain Free









This well-proportioned three-bedroom detached bungalow at 18 Abbey Lane offers a fantastic opportunity for those seeking single-level living with significant outdoor space. The interior is highlighted by a principal bedroom with a high-specification ensuite and a luxury main bathroom, both finished to an exceptional standard. Beyond the modern bathrooms, the home is wrapped in an expansive garden plot that provides excellent privacy and potential for further landscaping. Complete with a detached garage and situated in a desirable Southam location, this property perfectly combines comfortable living with impressive grounds. Probate is in progress and expected to complete before the conveyancing process concludes.

The home has been well maintained and would require very little investment to personalise to your own taste.

Additional details can be found below; don't hesitate to get in touch if you have any questions or would like to book a viewing.

Area

Perfectly positioned for convenience, 18 Abbey Lane is within a short, level walking distance of Southam town centre (approximately 5 –8 minutes). This allows for easy access to a wealth of local amenities, including the Doctors' surgeries, NHS Pendicke Street Clinic, local pharmacies, a library, and various supermarkets. The property is also ideally placed for commuters and non-drivers alike, with regular bus routes (including the 63, 64, and 501) accessible from nearby stops on Warwick Road and the Bowling Green. These services provide reliable links to Leamington Spa, Rugby, and Banbury, ensuring that despite its quiet corner-plot setting, the home remains exceptionally well-connected to the wider region.

Are you ready to call it your next home; don't delay in booking your viewing today, call now 24/7 on 01926 800555 to avoid disappointment.

The property is offered as FREEHOLD with no associated service or



maintenance charges.

Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification, and proof / source of funds checks on all buyers once an offer is accepted on a property. We use I Am Property to complete the necessary checks; this is not a credit check and therefore will have no affect on your credit history. A non-refundable compliance fee of £50.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

MATERIAL INFORMATION

Tenure Type: Freehold

Council Tax Band: D

Construction Type: Standard brick with pitched tiled roof

Sources of Heating: Gas central heating

Sources of Electricity supply: Mains

Sources of Water Supply: Mains

Primary Arrangement for Sewerage: Mains

Broadband Connection: Fibre is showing as available up to 1800mbps

Mobile Signal/Coverage: O2 is showing as full strength the rest are showing as medium strength

Parking: Driveway and Garage

Building Safety: Ok

Listed Property: No

Restrictions: No

Private Rights of Way: No

Public Rights of Way: No

Flooded in Last 5 Years: No

Sources of Risk: None

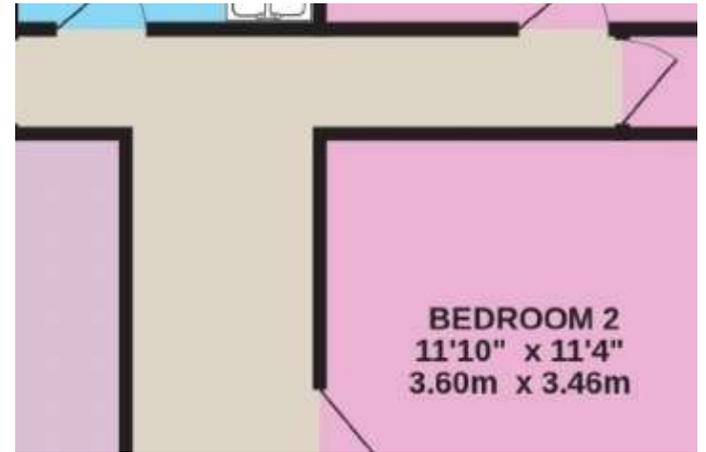
Flood Defences: N/A

Planning Permission/Development Proposals: N/A

Floorplans

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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