



Falkland Place

TEMPLE HERDEWYKE, CV47 2UD

Nathaniel Cleaver

The **Leamington Spa** Property Expert





**WELL PRESENTED FAMILY HOME SET IN
POPULAR LOCATION & CLOSE TO
CHILDRENS PARK AND OPPOSITE
PRIMARY SCHOOL .**

Property at a glance

End Terraced Family Home

Three Bedrooms

Living Room, Separate Dining Room & Kitchen

Four Piece Family Bathroom

Driveway Parking

Enclosed Nice Sized Rear Garden With Side Access

Outside Storage Sheds With Power x2

Close To Schools, Parks, Dog Walks & M40 etc.

EPC Rating – D





The property is well positioned and close to M40, local Villages like Gaydon ,Kineton & Avon Dassett and is ideal for first time buyers or families alike.

In brief the ground floor comprises of; good sized entrance hall with open plan storage beneath the stairs, large living room with direct access to the separate dining room and a kitchen with integrated fridge freezer and cooker and hob as well as having rear direct access to the rear garden.

Upstairs there are three bedrooms, both the master and bedroom two are good sized doubles and the third more of a single room, office, nursery or study and all three benefit from built in wardrobe / storage space. There is also a four-piece family bathroom situated to the rear of the property.

Externally to the front there is a fairly low maintenance garden with access to the side entrance and allocated parking on the driveway for one vehicle. To the rear is an enclosed West facing garden that is half decked area and half lawn, it also has an outside tap and electric points but certainly a space to enjoy relaxing and entertaining by having a party or BBQ.

Further benefits include UPVC double glazing and oil central heating throughout.

CALL NOW TO VIEW!



“For me this property is of a great size in a popular location and ready to move into.”

The Seller's View

"We love the separate dining room and use it a lot more now it has a proper tiled roof on, it's a lovely area for family time and meals and entertaining.

We also love the garden; it's quite a sun trap and the fact it is fully enclosed means the kids can play out there too.

We bought the house due to its location and the fact its easily commutable to Leamington, Warwick, Stratford upon Avon & Banbury."



"Our favourite part – The separate dining room"

Services

Mains water, oil and electric.

Tenure

Freehold.

Local Authority & Tax Band

Stratford District Council
Tax band - B

Viewing Arrangements

Viewing strictly by appointment with sole agent
Nathaniel Cleaver - 07793 363210.
nathaniel@thepropertyexperts.co.uk

Property & Services information:

Mobile Coverage: 4G coverage is available in the area - please check with your provider

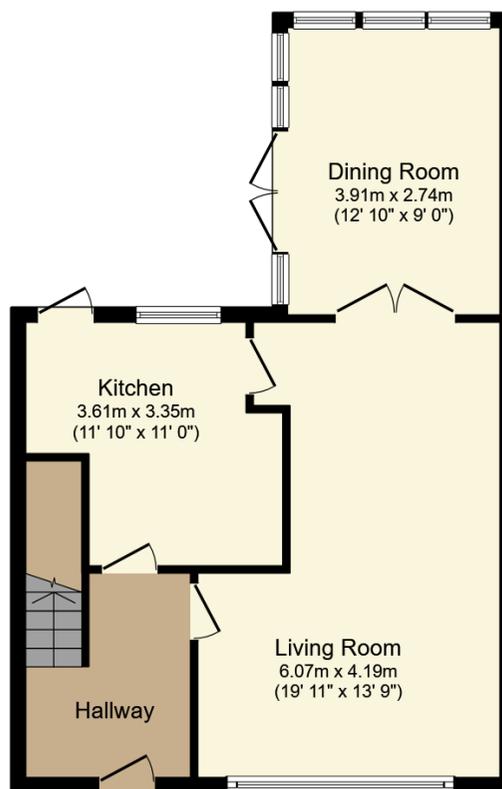
Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 50MB average download speed.

Utilities: Mains gas, electricity, mains water are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

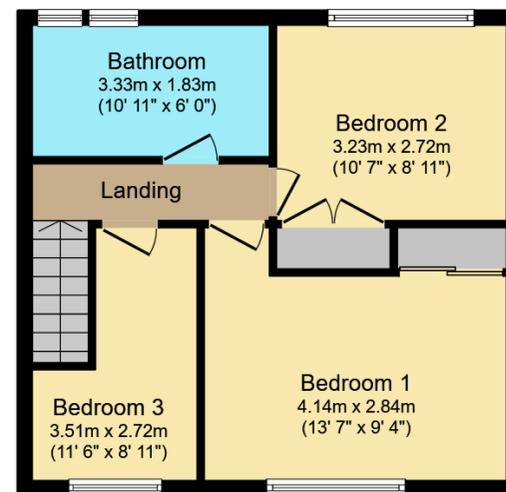
Amenities/Distances

The property is close to shops, school, parks as well as all transport links..



Ground Floor

Floor area 54.4 sq.m. (585 sq.ft.)



First Floor

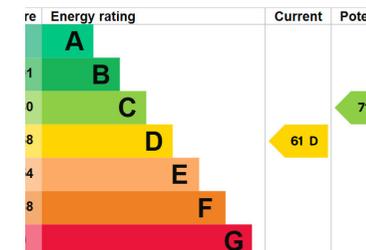
Floor area 42.2 sq.m. (454 sq.ft.)

Total floor area: 96.5 sq.m. (1,039 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.in

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the **Area**

Temple Herdewyke

Temple Herdewyke is a village in Warwickshire, England, that was built to house staff at Defence Munitions Kineton. It forms part of the parish of Burton Dassett



Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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