



Connells

Hampden Court
Temple Herdewyke Southam

Hampden Court Temple Herdewyke Southam CV47 2UE

for sale guide price
£175,000



Property Description

Temple Herdewyke is a popular village location positioned between Gaydon, Kineton and Lighthorne, offering excellent access to local amenities and major employment hubs including Jaguar Land Rover and Kineton Military Barracks. The village benefits from a well-regarded primary school and nursery, both falling within the Warwickshire Local Authority catchment area, and is conveniently situated just off the B4100 connecting Warwick and Banbury.

The property enjoys a well-connected setting with easy access to the nearby towns of Southam, Leamington Spa, Warwick and Banbury, all of which provide an extensive range of shopping, leisure and everyday amenities. Commuters are well served by excellent transport links, including the M40 motorway and mainline rail services from Leamington Spa, Coventry, Rugby and Banbury, offering direct routes into London.

The nearby market town of Southam offers a variety of supermarkets, a Post Office, library, primary schools and the highly regarded Southam College, together with a selection of cafés, restaurants and traditional public houses.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Via fore-garden with pathway leading to the front door.

Lounge

Spacious, light and airy lounge consisting of an electric heater and a window to rear elevation.

Kitchen

Fitted with wall and base units with work surfaces over, incorporating a sink and drainer unit. Integrated appliances include an electric oven, induction hob with cookerhood over and a dishwasher, whilst providing space for a fridge/freezer.

Utility

Providing space for a washing machine, with a door leading to the rear garden.

Bedroom One

Double bedroom with an electric heater and a window to rear elevation.

Bedroom Two

Double bedroom with an electric heater and a window to rear elevation.

Bathroom

Two piece suite fitted with a wash hand basin and a bath with shower over.

W/C

Fitted a low level W/C.

Rear Garden

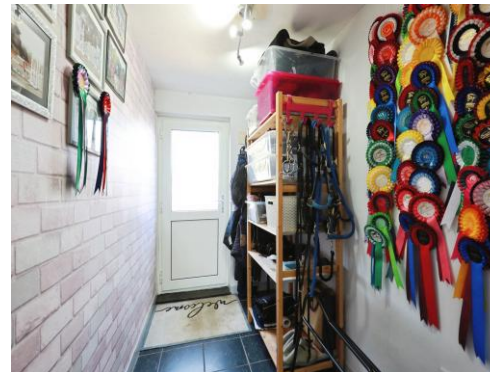
Beautifully landscaped garden being mainly laid to lawn and fence enclosed, with a decking/seating area and gated rear access.

Parking

Allocated parking for one car to the rear of the property.

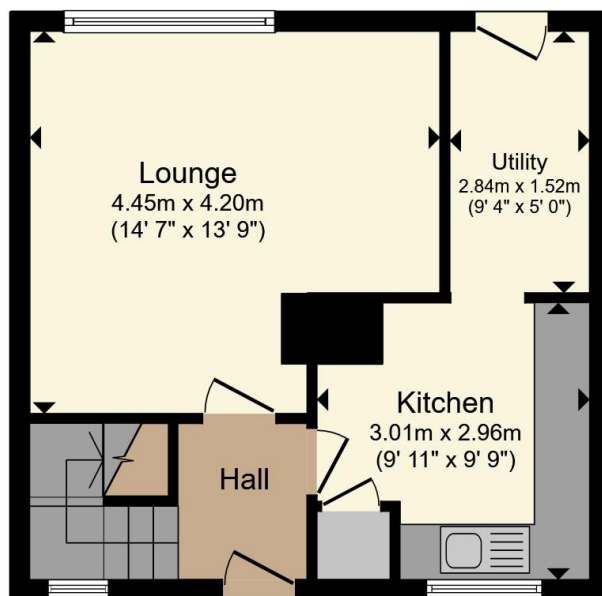
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

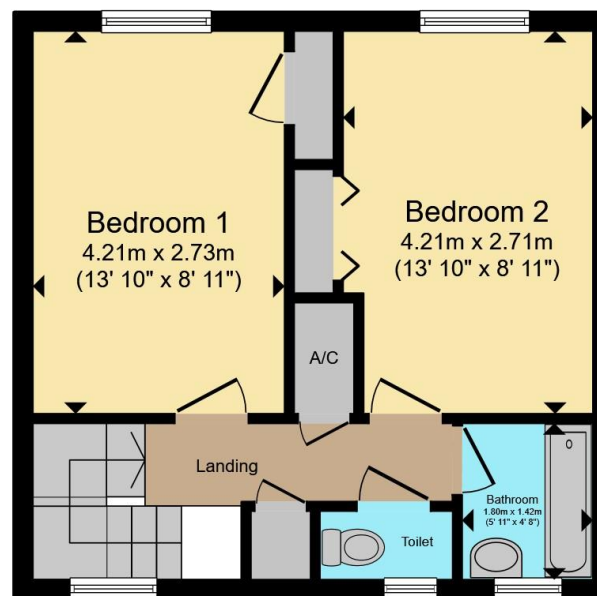








Ground Floor



First Floor

Total floor area 72.3 m² (779 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

Connells

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/STH105271



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STH105271 - 0004