

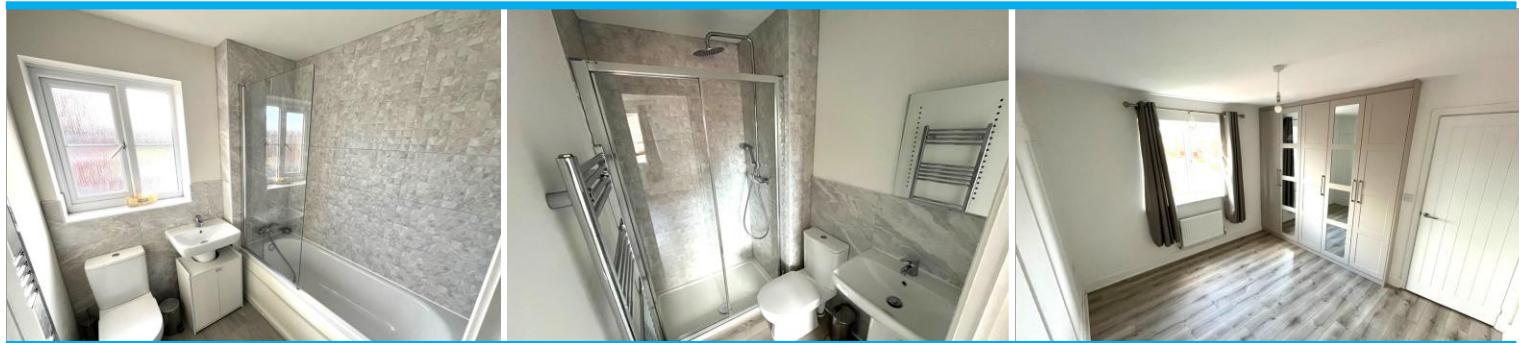


**Down Meadow | Bedworth | CV12 0FA**

**Asking Price Of £330,000**

\*\*\*SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME\*\*\*"TRUSDALE DESIGN"  
BUILT BY TAYLOR WIMPEY IN 2021\*\*\*LOCATED ON DOWN MEADOW JUST OFF  
SMARTS ROAD BEDWORTH\*\*\*In brief the property comprises; entrance hall, guests WC,  
kitchen diner, utility, spacious lounge, four bedrooms, including master with en-suite and  
family bathroom. Off road parking leading to a garage which currently has been separated to  
provide a work space. Freehold. Council Tax Band D. EPC Rating B.

- Trusdale Design
- Built in 2021
- Four Bedroom Detached
- Corner Plot
- Master With En-Suite



## Property Description

\*\*\*SPACIOUS FOUR BEDROOM DETACHED FAMILY

HOME\*\*\*"TRUSDALE DESIGN" BUILT BY TAYLOR WIMPEY IN

2021\*\*\*LOCATED ON DOWN MEADOW JUST OFF SMARTS ROAD

BEDWORTH\*\*\*In brief the property comprises; entrance hall, guests WC, kitchen diner, utility, spacious lounge, four bedrooms, including master with en-suite and family bathroom. Off road parking leading to a garage which currently has been separated to provide a work space. Freehold. Council Tax Band D. EPC Rating B.

ENTRANCE HALL

GUESTS WC

KITCHEN / DINER

11' 8" x 19' 11" (3.58m x 6.09m)

UTILITY ROOM

LIVING ROOM

11' 4" x 19' 11" (3.45m x 6.07m)

LANDING

MASTER BEDROOM

11' 6" x 9' 11" (3.51m x 3.02m)

ENSUITE

BEDROOM TWO

11' 11" x 9' 8" (3.63m x 2.95m)

BEDROOM THREE

8' 2" x 10' 0" (2.49m x 3.05m)

BEDROOM FOUR

11' 7" x 7' 4" (3.53m x 2.24m)

FAMILY BATHROOM

GARAGE / WORK SPACE

OFF ROAD PARKING

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding D. EPC

Rating B.

Low Floor Risk Area.

The Vendor has informed the Agents, they are not aware of any Building Safety issues.

We have been made aware the property is Standard Brick Construction.

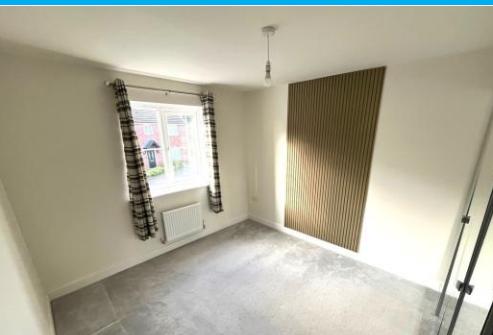
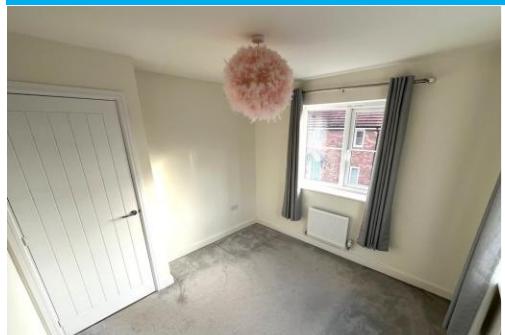
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

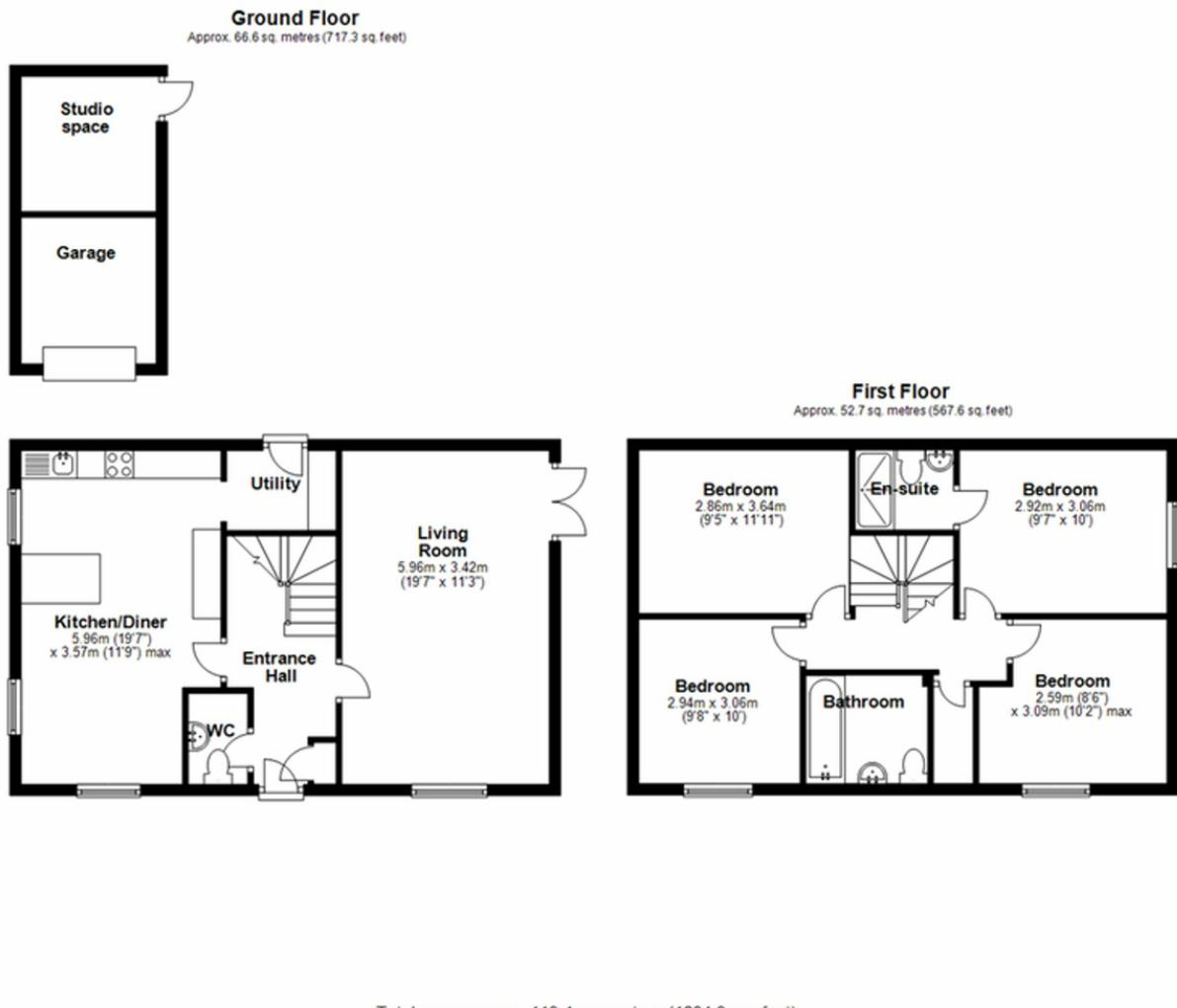
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the agent.





## Tenure

Freehold

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## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements