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RESIDENTIAL

Your Property - Our Business



7, Regent Mews, Chapel Street, Leamington Spa



A modern Regency style, four bedroomed townhouse with two allocated, gated parking spaces to the rear, conveniently situated close to the town centre, local parks and railway station. NO CHAIN

#### Briefly Comprising;

Entrance hallway with utility cupboard, ground floor cloakroom, fitted kitchen with integrated appliances, living/dining room with understairs storage and door to garden. First floor landing, bedroom three/possible sitting room, bedroom four and family bathroom. Second floor landing, bedroom one with Jack'n'Jill en-suite shower room, further double bedroom with built-in storage. Fore

garden. Enclosed rear garden with patio. Gated allocated parking for two vehicles to the rear. Gas radiator heating. Double glazing.

#### Regent Mews

Forms part of a recent modern development of nine townhouses, offering classic facades with a modern build and interior. The property offers well balanced and proportioned living across three levels. Of particular benefit is the secure parking to the rear, its proximity to the town centre, Jephson Gardens and the railway station. Viewing highly recommended.

#### The Property

Is approached via a short flight of steps up to a six panelled entrance door with window over. Wrought iron railings to either side of steps giving access to...

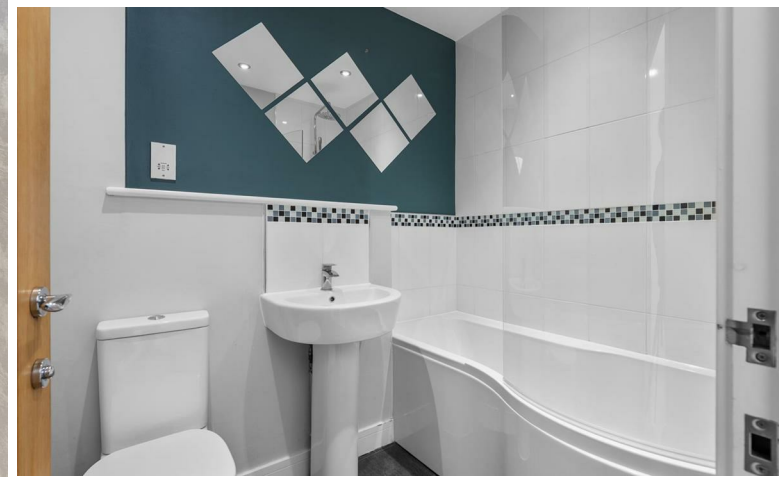
#### Entrance Hallway

With staircase rising to first floor landing, radiator, broad square opening to semi open plan kitchen, doors to both ground floor WC and utility cupboard.

#### Utility Cupboard

With space and plumbing for washing machine and shelving over.





#### Ground Floor WC

Fitted with a white low level WC, with wall mounted wash hand basin and splashback tiling, radiator.

#### Kitchen

5'7" x 12'2" (1.70m x 3.71m)

With a range of high gloss, cream fronted wall and matching base units, with wood block look working surface over and matching upstands, circular sink and drainer unit with mixer tap, inset four point electric hob with stainless and glazed filter hood over, and Bosch oven below, concealed fridge freezer, concealed Bosch dishwasher, under pelmet lighting, downlighter points to

ceiling, cupboard concealing Baxi Platinum boiler, double glazed sash window to front elevation.

#### Living/Dining Room

12'1" x 14'9" (3.68m x 4.50m)

With composite double glazed door to garden, timber double glazed sash window to side, downlighter points to ceiling, double radiator, double doors to useful large understairs store cupboard, continuation of wood look flooring.

#### First Floor Landing

With radiator and staircase rising to Second Floor.

#### Bedroom Three

12'2" x 8'10" (3.71m x 2.69m)

With two timber framed multi-pane sash windows to rear elevation, radiator. Could be a possible second Sitting Room.

#### Bedroom Four (Front)

12'2" x 7'5" exp to 11' (3.71m x 2.26m exp to 3.35m)

With two twin framed multi-pane sash windows to front elevation, radiator.

#### Family Bathroom

Fitted with a white, modern suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, shaped





shower bath with mixer tap and shower over with fixed rainwater style shower head and additional hand held shower attachment, splashback tiling, chrome radiator towel rail, downlighter points to ceiling, extractor.

#### Second Floor Landing

With large lantern style roof light, giving natural light to the central hallway, wall light point.

#### Bedroom One En-Suite (Rear)

12'1" inc fitted w'drobes x 8'10" (3.68m inc fitted w'drobes x 2.69m)

Two timber framed multi-pane sash windows to rear elevation, radiator, range of fitted wardrobes providing hanging and drawer unit.

#### Jack'n'Jill En-suite Shower Room

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, shower cubicle with Triton electric shower, with full splashback tiling to splashback areas, chrome radiator towel rail, downlighter points to ceiling, extractor.

#### Bedroom Two (Front)

12' x 10'10" into doorway (3.66m x 3.30m into doorway)

With two timber framed, double glazed sash windows to front elevation, radiator. Useful semi-open wardrobe with pull out shelving and hanging over staircase bulkhead. Door to further walk-in wardrobe/store with fitted shelving, downlighter points to ceiling, radiator.

#### Note

Other properties in the row have a second en-suite in this space, which could be an option subject to any necessary regulations and consents.

#### Outside (Front)

There is a shallow fore garden laid to chippings, set behind wrought iron railings to the front.

#### Outside (Rear)

To the rear the garden is principally laid to a combination of patio area, with the remainder of garden laid to Astro Turf, and surrounded in the main by fencing with personal gate to the rear. Outside tap.





#### [Pedestrian Rear Access](#)

Pedestrian Rear Access runs across the rear of the properties, with a communal personal gate leading out to Chapel Street. This in turn leads round to the rear of the development and into the communal car parking area.

#### [Parking](#)

Is approached to the rear from Clinton Street off Church Terrace, with gated, remote controlled access into a car parking area with two allocated spaces numbered 7.

#### [Mobile Phone Coverage](#)

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

#### [Broadband Availability](#)

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### [Rights of Way & Covenants](#)

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### [Tenure](#)

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### [Services](#)

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### [Council Tax](#)

Council Tax Band C.

#### [Location](#)

CV31 1EJ



Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

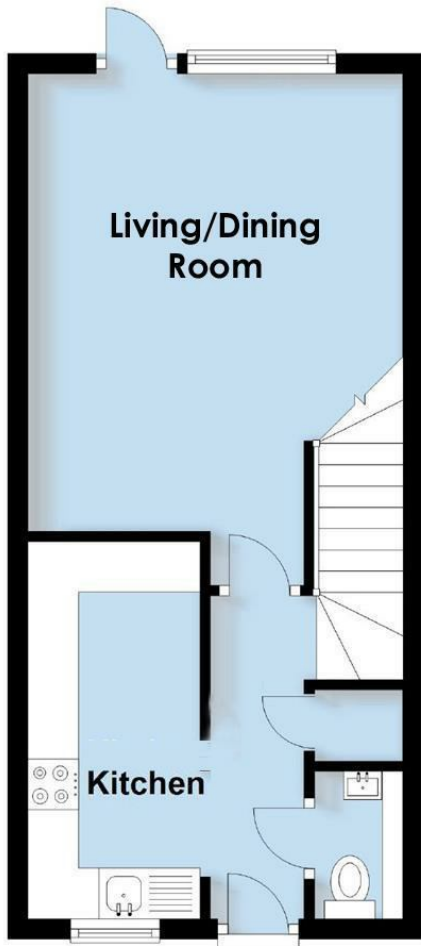
01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>		82	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

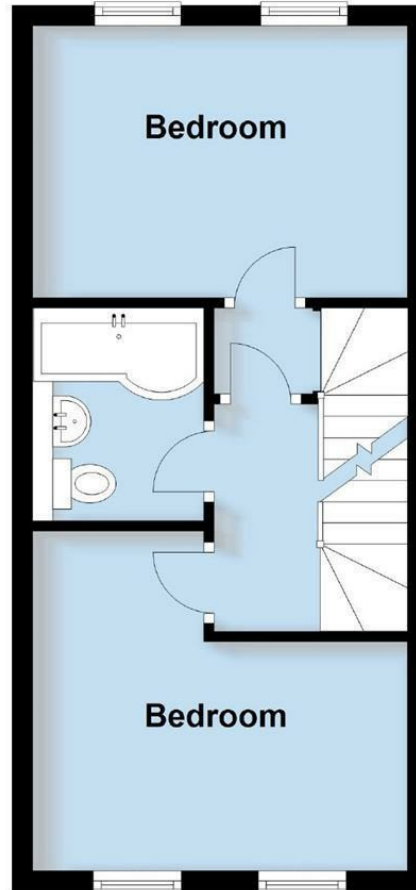
## Ground Floor

Approx. 30.8 sq. metres (331.8 sq. feet)



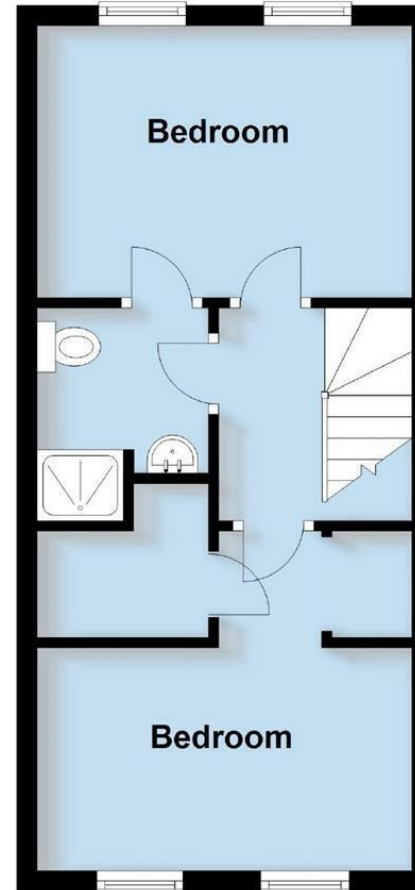
## First Floor

Approx. 30.8 sq. metres (332.0 sq. feet)



## Second Floor

Approx. 30.8 sq. metres (332.0 sq. feet)



Total area: approx. 92.5 sq. metres (995.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact