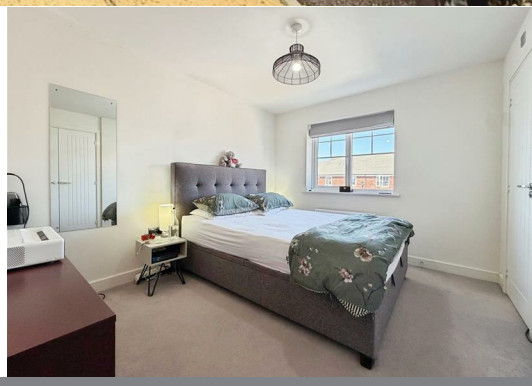








DE LEETH ROAD, BISHOPS TACHBROOK

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A spacious 900 sqft end terrace home, built by the prestige builders Taylor Wimpey to 'The Beauford' design in 2020 on the Meadowsweet Farm development on the outskirts of Bishops Tachbrook - just off the Harbury Lane. The home is extremely well presented and comprises an entrance hall, living room, kitchen diner and fitted appliances, WC, two huge bedrooms, en-suite and family bathroom. There is a landscaped south-west facing rear garden, parking side-by-side for two cars to the front with an EV charging point. Just behind the property is the Tachbrook Country Park and farm fields beyond. This property is well located just south of Leamington Spa, great for JLR, M40 and to get into Leamington or Warwick train station. Very well located for the new Oakley Secondary School which is a 10-minute walk.

Property Details..

Entrance Hall
A wide modern composite entrance door with window, leads into the entrance hall which has timber effect luxury vinyl tile flooring, carpeted staircase to the first floor, a radiator, cupboard housing electric consumer unit and is ideal for the internet router - electric points inside. There are downlights and a door through to the living room.

Living Room
A tranquil living room with a wall mounted radiator, glazed door through to the kitchen diner and a uPVC double glazed window to the front.

Guest WC
With toilet, sink half tiled walls and an extractor.

Kitchen Diner
A real air of luxury in this kitchen, tiled flooring, a wonderful white gloss kitchen, with worktops, which includes a 1 & 1/2 half bowl sink with drainer and a mixer tap. There is a four-ring gas hob, glass splashback and extractor hood. Fitted double oven, fitted fridge freezer, pull-out large racking, washing machine, fitted dishwasher, kickboard LED lighting and under-counter lighting. A cupboard houses the gas boiler. There is a radiator, uPVC double glazed French doors to the garden, a ceiling extractor and downlights. There is also a ceiling light point perfect for over a dining table. Plus a uPVC double glazed window.

Landing
A carpeted landing, radiator, loft hatch and doors through to the two bedrooms and bathroom.

Bedroom One
Very well presented bedroom and fitted wardrobes. There is a uPVC double glazed window to the front, a radiator and door through to en-suite.

En-Suite
Fitted with a shower cubicle which is tiled and has an electric shower. Pedestal hand wash basin & chrome mixer tap, a toilet, a chrome towel radiator, down-lights, an extractor, a shaver point, a uPVC double glazed window, tiled walls.

Bedroom Two
Spacious full-width double bedroom with a uPVC double glazed window that has a great view of the Tachbrook Country Park and farmer's fields beyond. There is coving and a radiator.

Bathroom
A stylish bathroom which has a bath, a glass shower screen, a thermostatic rainfall shower and a handheld shower attachment. Pedestal hand wash basin with chrome mixer tap, a toilet, chrome towel radiator, extractor, down-lights, with fully tiled walls.

Garden
A sun-filled South West Facing garden, which has a beautiful extended patio, an area of lawn. The garden has perimeter brick wall, fencing and a timber gate to the side passage.

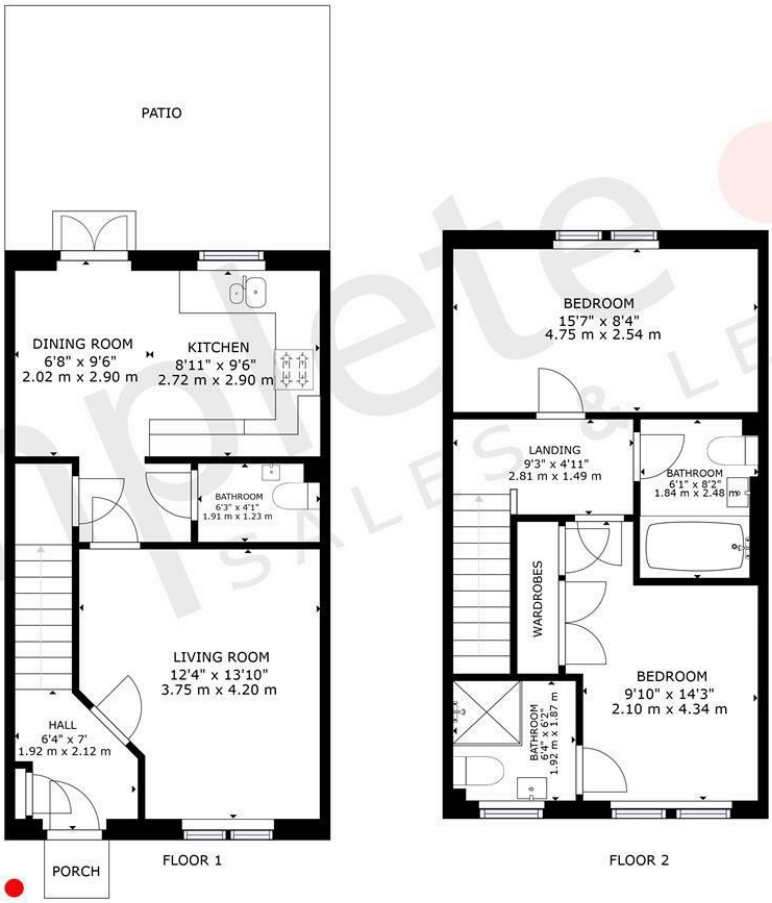
Front & Parking
The property comes with two parking spaces side-by-side. There is a pathway that leads up to the front door, which has a tiled storm porch, an outdoor light.

Location
Meadowsweet Farm is a Taylor Wimpey development located off Harbury Lane on the outskirts of Bishops Tachbrook, to the south of Leamington, benefiting from the plentiful shopping and leisure opportunities of the very vibrant town. Located in a highly desirable area on an attractive new build estate, which boasts large areas of greenery with the protected Tachbrook Country Park and the new secondary school - Oakley School on your doorstep, a 10 minute walk. There are excellent transport links to the M40, JLR and within easy reach of Leamington Train Station, a 7-minute drive. Leamington Spa offers an abundance of independent boutiques and chain retailers, a thriving social scene including excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as being excellent for all ages.

Heathcote Primary School – 15 min walk
Oakley Secondary School – 10 min walk
Co-op – 15 min walk
Little Pioneers Nursery and Pre School – 15 min walk Leamington Train Station









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Brian Williams
01926 887723
The Leamington Property Expert

GROSS INTERNAL AREA
FLOOR 1: 452 sq ft, 41.99 m^2, FLOOR 2: 451 sq ft, 41.91 m^2
EXCLUDED AREAS; PORCH: 10 sq ft, 0.91 m^2, PATIO: 208 sq ft, 19.29 m^2
TOTAL: 903 sq ft, 83.9 m^2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





– 7 min drive
M40 / A46 – 5 min drive

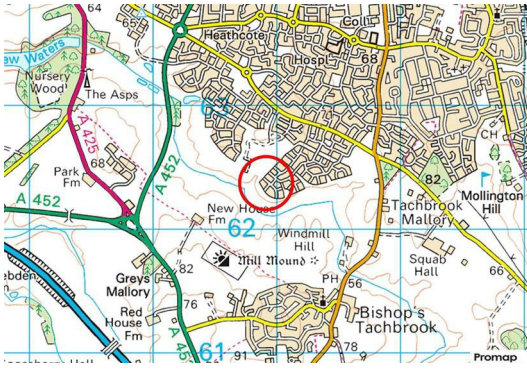




- Taylor Wimpey 'The Beauford'
- End terrace 2020 Built
- Kitchen Diner
- Living Room & Guest WC
- Landscaped South West Facing Garden
- Spacious 900 Sqft
- Two Double Bedrooms
- Near Tachbrook Country Park
- Bathroom & En-Suite
- Side-By-Side Parking- 2 Cars

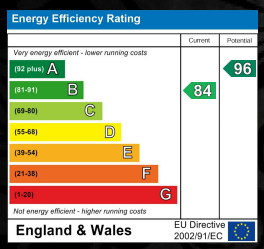






DE LEETH ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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