



Weston Close,

complete 
ESTATE AGENTS

Weston Close, Leamington Spa

A well presented 4 bed bungalow located in a popular location in easy reach of Leamington Spa.

The property benefits from double glazing, gas central heating, a garden and off road parking

Spacious accommodation comprising:

Kitchen

Large Living Room with patio doors to Garden

1 Bathroom

Separate Cloakroom

Ready to move in 1st April 2022

No service charges or ground rent payable

Freehold

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Large Living Room with patio doors to Garden

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Separate Cloakroom

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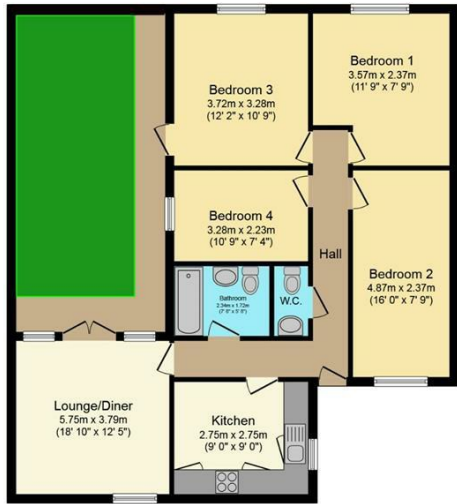
Freehold



Summary & Exclusions:

- Rent Amount: £1050.00 per month
- Deposit £1,312.50
- 4 Bedrooms
- 1 Bathroom
- Property comes unfurnished
- Available to move in from 11th August 2021
- Minimum tenancy term is 12 months
- Maximum number of tenants is 4
- No Students
- Pets considered / by arrangement
- Smokers considered
- Family Friendly
- Bills not included
- Property has parking
- Property has garden access
- EPC Rating





Floor Plan

Floor area 114.1 sq.m. (1,228 sq.ft.) approx

Total floor area 114.1 sq.m. (1,228 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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