



Connells

Yardley Way
Bishops Tachbrook Leamington Spa

Yardley Way Bishops Tachbrook Leamington Spa CV33 9SU

for sale shared ownership
£75,000



Property Description

A fantastic opportunity to purchase a 25% shared ownership home in the desirable village of Bishop's Tachbrook.

This attractive two double bedroom terrace property has been exceptionally well maintained and offers stylish, move-in-ready accommodation. The property remains within its NHBC warranty, providing additional peace of mind for prospective purchasers.

The ground floor comprises a spacious entrance hallway, a contemporary fitted kitchen, a useful cloakroom, and a light-filled open-plan lounge diner that provides the perfect space for everyday living and entertaining.

Upstairs, there are two well-proportioned double bedrooms and a modern family bathroom.

Outside, the landscaped rear garden offers a private landscaped rear garden while to the front is the driveway for one vehicle adding further convenience.

Approach

The property is set back from the road behind the driveway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and doors off to the downstairs cloakroom, lounge dining room

and kitchen.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C and a radiator.

Lounge Dining Room

Spacious, light and airy lounge dining room, consisting of a radiator, an under stairs storage cupboard, a double glazed window to rear elevation and a door leading to the garden.

Kitchen

Modern kitchen fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel, one and half bowl, sink and drainer unit. Having an integrated electric oven and electric hob with cooker hood over whilst providing space for a washing machine, and a fridge/freezer. Comprising a radiator and a double glazed window to front elevation.

First Floor

Landing

The stairs lead from the hallway. There is a built-in cupboard housing the central heating boiler access to the loft and doors to both bedrooms and the family bathroom.

Bedroom One

Double bedroom with cupboard over the stair bulk head, a radiator and two double glazed windows to front elevation.

Bedroom Two

Double bedroom having a radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a shaver point, a fitted towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully maintained rear garden, being mainly laid to lawn and fence enclosed, with a patio area and gated rear access.

Parking

Driveway to the front of the property for one car.

Shared Ownership/Lease Details

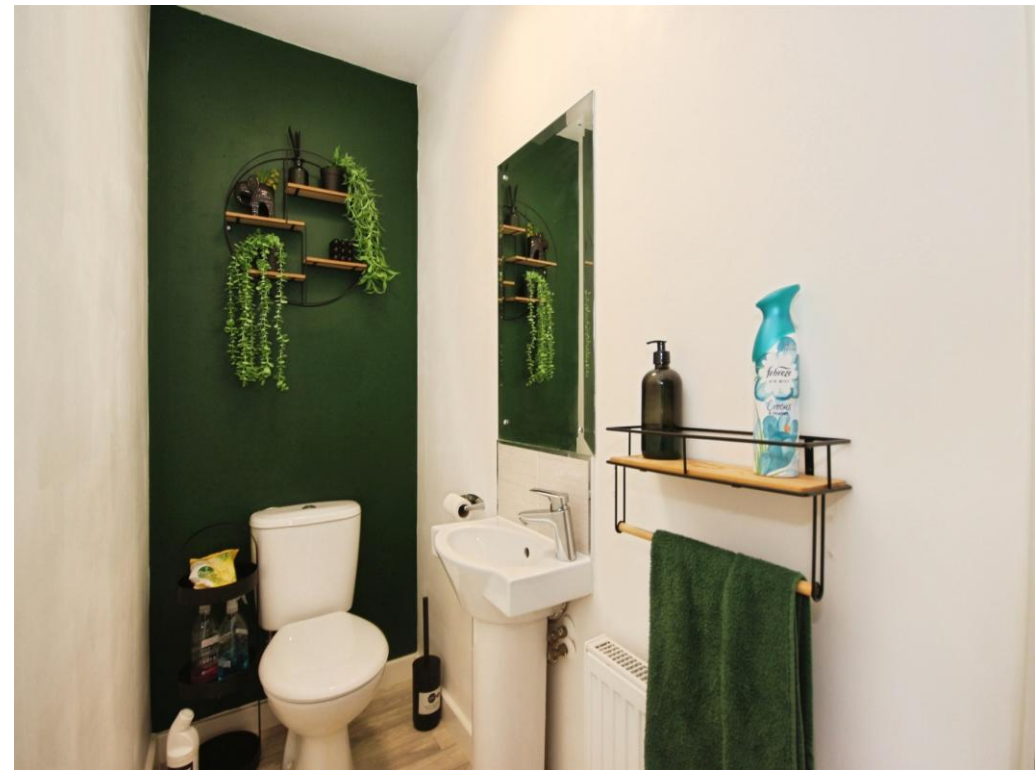
The property is being sold at a 25% share as part of the shared ownership scheme.

The lease term is 125 years from 1st June

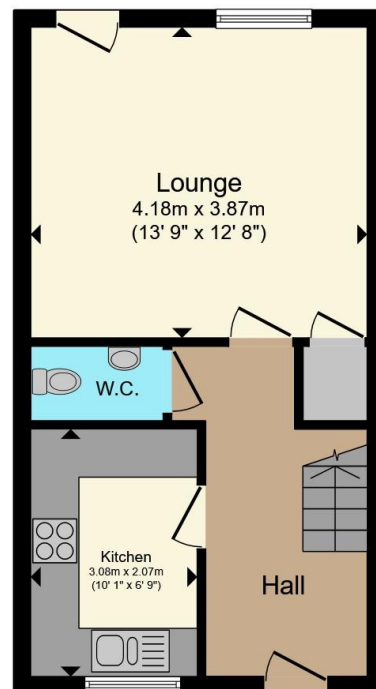
2018 and the current monthly rent on the remaining 75% £538.16 with a monthly service charge of £38.23. Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details. The housing association have confirmed stair casing is possible up to 80%.

Buyer Aml Fee

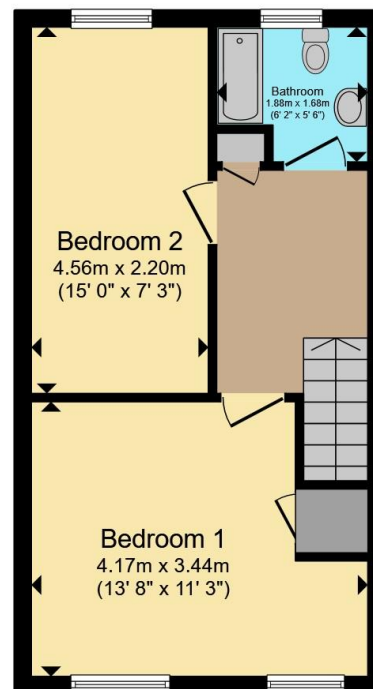
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 67.5 m² (727 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



To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax
 Band: C

Service Charge: 458.76 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315542

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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