



Connells

Underhill Way
Bishops Tachbrook Leamington Spa

Underhill Way Bishops Tachbrook Leamington Spa CV33 9ST

for sale offers over
£350,000



Property Description

providing off-road parking for two vehicles.

Located in the highly sought-after village of Bishop's Tachbrook, this beautifully presented three-bedroom semi-detached home was built by Bloor Homes in 2017 and offers modern family living in an excellent location. The property is within easy reach of the highly regarded Bishop's Tachbrook Church of England Primary School, whilst also benefitting from picturesque countryside walks and a range of local village amenities.

The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge with a fitted air conditioning unit, and a stylish open-plan kitchen/dining room, perfect for both everyday living and entertaining. Leading from the kitchen is a useful utility area and a convenient downstairs cloakroom.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom featuring fitted sliding wardrobes and an en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Outside, the property enjoys a private and well-maintained rear garden. A particular highlight is the fully insulated garden pod, complete with power, lighting, hot and cold air conditioning, and Alexa compatibility. This versatile space is ideal for home working, a gym, hobby room, or additional reception space and can be comfortably used throughout the year.

Further benefits include a tandem driveway



Ground Floor

With spacious lounge to front and fitted kitchen/diner to the rear of the property, benefitting from a utility area and downstairs cloakroom.

First Floor

Comprising two double bedrooms, a good size single bedroom, an en-suite and fitted wardrobes to master bedroom and a three piece suite family bathroom.

Externally

Good sized, private garden, mainly laid to lawn with fully insulated pod/studio, complete with power, light and fitted air conditioning ideal for home working.

Management Fee

There is an annual management charge of approx £160.00 towards the development maintenance.

Site Fees

The property may be subject to a site fee. We are currently awaiting confirmation from the management company. Contact Branch for further info.

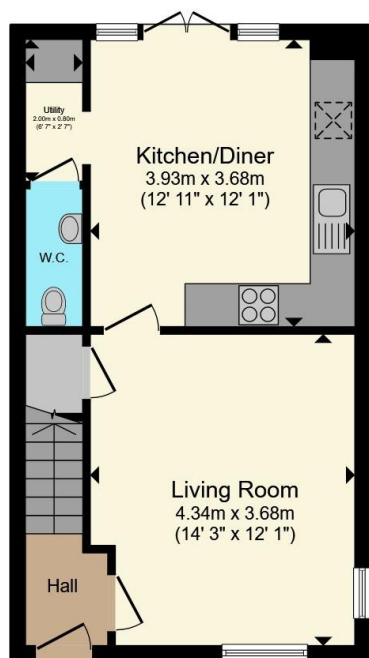
Buyer Aml Fee

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.

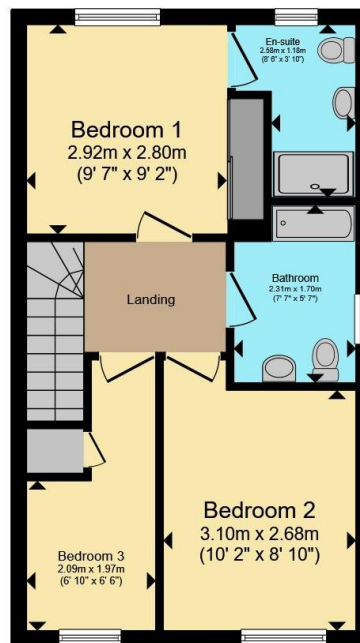




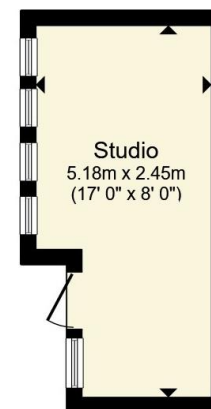




Ground Floor



First Floor



Outbuilding

Total floor area 88.6 m² (954 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

Connells

To view this property please contact Connells on

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LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314129



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