

DEPPERS BRIDGE, SOUTHAM CV47 2SY



RECENTLY COMPLETED WITH NEW KITCHEN, SHOWER ROOM AND CARPETS, THIS SEMI DETACHED HOUSE BENEFITS FROM THREE BEDROOMS, PARKING FOR TWO CARS AT THE FRONT OF THE PROPERTY AND A SUBSTANTIAL REAR GARDEN.

- Well presented
- Three bedrooms
- New kitchen and shower room
 - Parking for two cars
 - Substantial rear garden
- Restrictions; no pets, maximum of 2 sharers
 - Available from: Immediately
 - EPC Rating: 59 (D)

This well presented three bedroom family home is ideally located between Southam, Harbury and Ladbroke. Good access to Southam and Leamington town centres. Internal viewing highly recommended.

The house is semi detached, offered in very good condition with wooden flooring throughout, pretty landscaped gardens. Driveway providing parking.

The property was refurbished completely in 2015 and is still presented in very good order.

Entrance Porch

leading into

Entrance Hall

with stairs leading up to the first floor and door to

Living / Dining room 10'8" x 23'4" (3.26 x 7.12)

Measurement take to the chimney breast. With windows to the front and rear elevation. Understairs cupboard housing coat hooks and boiler

Kitchen 11'8" x 6'4" (3.58 x 1.95)

With window to the side and rear elevation. Stainless steel sink unit, electric oven and hob with extractor fan over. Built-in fridge with icebox.

Storage cupboard with window to the rear elevation

Door to

Rear Entrance Porch 8'0" x 3'5" (2.46 x 1.05)

Door to garden.

Worksurface with plumbing for a washing machine

Stairs to first floor landing

with window to the side elevation. Single socket and cupboard housing shelving.

Bedroom One 10'8" x 11'0" (3.27 x 3.36)

Measurements taken to the narrowest point. With window to the front elevation and wooden flooring

Bedroom Two 6'3" x 11'10" (1.92 x 3.61)

Measurements taken to the narrowest point. Window to the rear elevation. Wooden flooring

Shower room

Fitted with a shower cubicle, low level wc, pedestal wash hand basin, lino flooring and obscure window to the side elevation

Bedroom Three 11'6" x 6'4" (3.51 x 1.95)

With windows to the rear and side elevations. Wooden flooring

Rear garden

Having paved patio area, then laid to lawn

Front garden

hard standing providing parking for two cars.

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Rent

The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x 12 / 52 x 5 eg £1000 x £12000 / 52 = £230.77 x 5 = £1153.85).

Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g. If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

Tax Band

The Council Tax Band is "C"



