



De Leeth Road, Warwick Gates, Leamington

£450,000 Freehold

3 bedroom detached house for sale

Description

An extremely well-presented three-bedroom detached home, built by Taylor Wimpey in 2020 and located on the popular Meadowsweet Farm development in Bishops Tachbrook. The property benefits from approximately £12,000 worth of developer upgrades and offers well-proportioned accommodation comprising an entrance hall, guest WC, living room, and a stylish kitchen/diner featuring a sage-coloured Symphony kitchen with integral appliances, complemented by a separate utility room.

The generous main bedroom is enhanced by an en-suite shower room, alongside two further bedrooms and a family bathroom. Externally, the property enjoys a southerly-facing landscaped rear garden, an attached garage, front garden, and off-road parking for two vehicles. Offered to the market with no onward chain.

Bishop's Tachbrook is a historic Warwickshire village with a strong sense of community, conveniently located for Leamington Spa, Warwick and Southam, with excellent access to the M40. Village amenities include a primary school, doctor's surgery, sports and social club, St Chad's Centre, and a large park known as The Meadow featuring a BMX track and play area. Local shops, a newsagent/general store, hairdressers and the popular Leopard pub with restaurant and garden complete the offering.

Council Tax Band: E



Tenure: Freehold

Parking options: Driveway, EV Charging, Garage

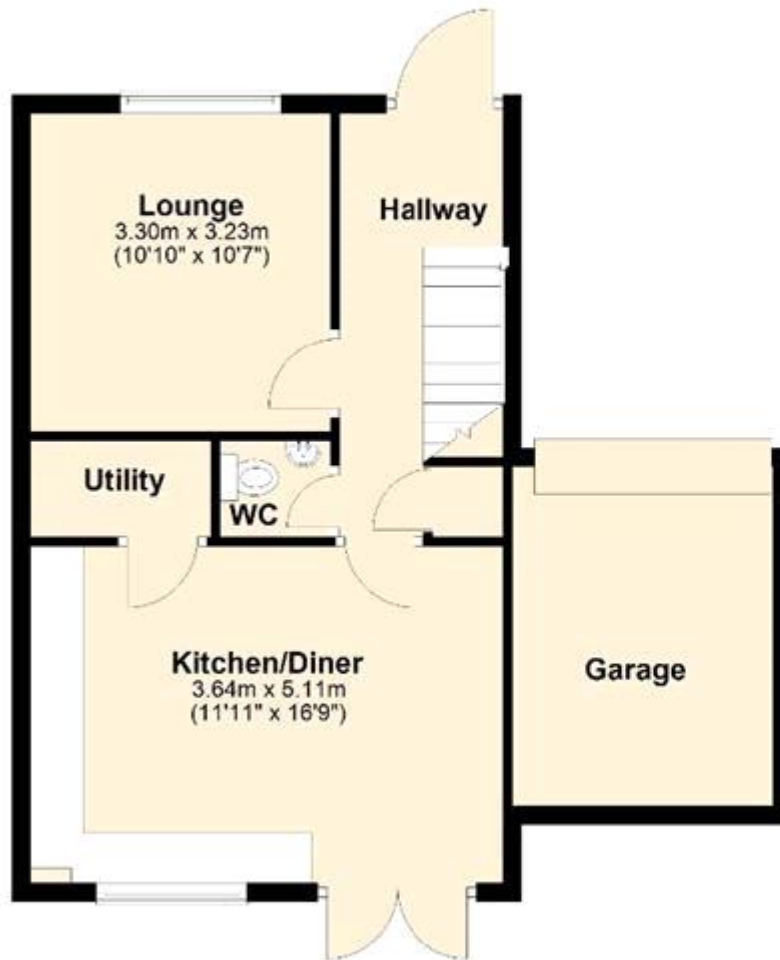
Garden details: Enclosed Garden, Front Garden, Private Garden,
Rear Garden

Tenure

Freehold

Ground Floor

Approx. 52.7 sq. metres (567.5 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.3 sq. feet)



Total area: approx. 98.7 sq. metres (1062.8 sq. feet)



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|---------|--|--|
| | Current | Potential | |
| Very energy efficient - lower running costs (92-) | | | Very environmentally friendly - lower CO ₂ emissions (92-) |
| A | | | A |
| (81-91) | | | B |
| B | | | C |
| (69-80) | | | D |
| C | | | E |
| (55-68) | | | F |
| D | | | G |
| (39-54) | | | |
| E | | | |
| (21-38) | | | |
| F | | | |
| (1-20) | | | |
| G | | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | | EU Directive 2002/91/EC | England & Wales |
| The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. | | | The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) |

Viewing by appointment only
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