



GODFREY-PAYTON
CHARTERED SURVEYORS



14 Exmoor Drive
Leamington Spa, CV32 7BB
Guide price £280,000



14 Exmoor Drive

Lillington, Leamington Spa, CV32 7BB

Located within the highly sought-after suburb of north Leamington situated with a cul-de-sac setting, stands this well proportioned end of terrace family home. The property does require some modernisation, but offers versatile accommodation through out. The property has easy access to the town centre, local amenities and popular transport links are easily accessible.

Approach

Set back to the end of the cul-de-sac behind a multi vehicle block paved driveway with gated side access, small picket fence and glazed front door to the main accommodation.

Kitchen

Having ceramic tiled flooring extending to a range of fitted base units with matching wall units over, roll top work surfacing with tiled splash back, double glazed window and stairs rising to the first floor. A door to one side to:

Utility/Shower Room

Formally the integral garage which is currently converted to offer a utility area with double base unit and interconnecting door to one side.

Shower Room Area

Also utilising part of the garage this useful washroom offers a double width shower cubicle with multi jet shower unit, low flush WC, pedestal wash hand basin and chrome heated towel rail. (A prospective purchaser is recommended to check with their legal representative if there is current building regulations were obtained for the conversion).

Lounge/Dining Room

Having raised feature fireplace, large double glazed windows and sliding patio doors to:

Conservatory

First Floor Landing

Having access to the loft space and doors radiating off to:

Bedroom One

Benefitting from a comprehensive range of fitted bedroom furniture and double glazed window offering views to the rear of the property.

Bedroom Two

Having double glazed window providing views over the rear garden, double doors to airing cupboard storage with shelving to one side.

Bedroom Three

This well proportioned family bedroom offers wall mounted storage and double glazed window to front elevation.

Family Bathroom

Requiring modernisation and updating, but currently offering a bath with tiled splash back extending to a pedestal wash hand basin, bidet, low flush WC and double glazed windows to front elevation.

Patio Garden

Being mainly laid to paving with inset pod and side access to the front of the property.

Garage Storage

Currently only providing bike and limited storage due to the conversion to a shower room/utility, whilst currently housing a central heating boiler.

Services

We understand that all main services are connected to the property and the heating is by means of gas fired central heating. We understand that the boiler is located within the loft space.

Tenure

The property is 'Freehold', but a prospective purchaser is recommended to check and confirm this with their legal representative. The property will be sold with vacant possession.

Local Authority

Warwick District Council

Riverside House, Milverton Hill, Leamington Spa, CV32 5HZ





Floor Plan



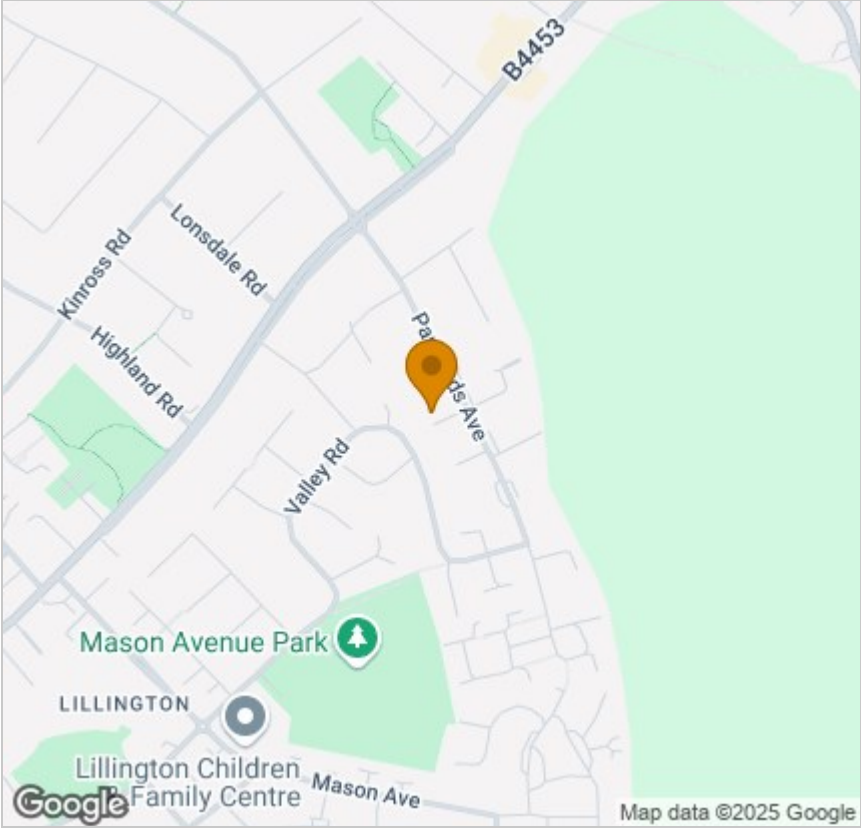
Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

