



Ellis Brooke



## 7 Devonshire Close

Cawston, Rugby, CV22 7EE

**Offers in excess of £300,000**



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## Porch

Wooden part glazed front door. Internal door to Lounge.

## Lounge

Double glazed window to the front aspect. Two radiators. Wood effect flooring. Opens through to Dining Room. Coving.

## Dining Room

Double glazed French doors to the Conservatory. Wood effect flooring. Radiator. Stairs to first floor. Door to Kitchen. Door to Guest WC. Coving.

## Kitchen

Double glazed window to the rear aspect. Range of base and eye level units with work surfaces over and tiling to splashbacks. Sink/drainers with mixer tap. Space and plumbing for washing machine. Integrated cooker with gas hob and extractor over. Integrated fridge. Wall mounted boiler. Radiator.

## Guest WC

Double glazed window to the side aspect. Radiator. Wood effect flooring. Wall mounted wash hand basin. Low flush WC.

## Conservatory

Traditional dwarf wall and uPVC construction. Wood effect flooring. Doors to patio.

## Landing

Doors off to all 3 bedrooms and bathroom. Airing cupboard. Loft access hatch. Radiator.

## Bedroom One

Double glazed window to the front aspect. Radiator. Two fitted wardrobes. Door to En-Suite.

## En-Suite

Double glazed window to the front aspect. Radiator. Low flush WC. Enclosed shower cubicle. Extractor. Pedestal wash hand basin. Half height tiling.

## Bedroom Two

Double glazed window to the rear aspect. Radiator.

## Bedroom Three

Double glazed window to the rear aspect. Radiator.

## Bathroom

Double glazed window to the side aspect. Radiator. Panelled bath. Low flush WC. Pedestal wash hand basin. Shaver point. Extractor. Half height tiling.

## Frontage

Lawned fore-garden (70/30 split with neighbour) with tree and shrub border. Additional grass area directly across from the house. Block paved Driveway for 1 car currently (could accommodate 2 cars 'side-by-side' with about 2 feet of the front lawn utilised). Side gate for garden access.

## Garage

Metal up and over door. Power and light connected.

## Garden

Enclosed by timber fencing primarily. Side access gate. Initial slabbed patio leading to central lawned area flanked by wooden sleepers. Space for small shed in the corner. Additional sunken paved seating area in the other corner.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



## Road Map



## Hybrid Map



## Terrain Map



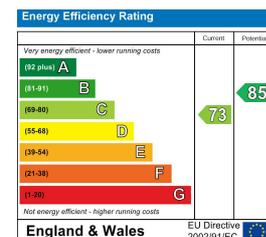
## Floor Plan



## Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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