



Your property is almost ready to go live on the market!

Before we proceed, please take a moment to review the details below. These will be used for your online listing, brochure, and all other marketing materials.

It's important that all information accurately reflects the property and includes everything required under your terms, including the *Vendor Disclosure Statement*.

Thank you for your attention to this –
we're excited to take the next step with you!

 **insidehomes**

Your Property Description

Set in the heart of the highly sought-after market town of Southam, this charming two-bedroom cottage offers a delightful blend of character and convenience. With a wealth of local amenities right on the doorstep, the property enjoys an enviable location ideal for everyday living.

Ground Floor:

- Upon entering the property, you are welcomed into a bright and airy lounge, flooded with natural light. The room is enhanced by the characterful charm of wooden flooring and an open fireplace, creating a warm and genuinely homely atmosphere.
- Flowing through the home, you will find an attractive dining area, where the wooden flooring continues seamlessly from the lounge. The space also provides access to the first floor and offers ample room for a dining table, creating the perfect setting for evening meals and entertaining guests.
- Conveniently located at the rear of the home is the galley-style kitchen, fitted with a range of wall and base units. The space is finished with charming stone flooring and benefits from under-counter space for white goods, offering both practicality and character.
- The downstairs accommodation also benefits from a bathroom, fitted with a shower over the bath, a hand basin, and a W/C, providing a practical and well-appointed space.

First Floor:

- Situated at the front of the home is the main bedroom, offering generous double accommodation that continues the same charm found throughout the property. The room is further enhanced by double fitted wardrobes, providing excellent storage space.
- Located at the rear of the home, you will find bedroom two, another generously sized double room, complete with a fitted airing cupboard for added convenience.

Your Property Description Continued ...

Garden, Exterior and Further Property Information:

- Leading outside, the property is blessed with a charming courtyard garden, perfect for al fresco dining during the summer months. This extends to a large rear garden, ideal for those with green fingers to truly make their own. Adding to its appeal, the beautiful River Stowe runs along the bottom of the garden, creating a wonderful sense of tranquillity and charm.
- This exciting property also benefits from gas central heating and double glazing throughout. Surrounded by the picturesque South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home perfectly combines rural charm with convenient community living.

Important Property Information:

Tenure: Freehold

EPC: D

Council Tax Band: B

Local Authority: Stratford On Avon District Council

Conservation Area: The property is believed to be within a conservation area

Access Rights: The property benefits from access rights through the neighbouring garden for bin access.

Your Property Photos



Please note: This is a selection of your photography and there may be further shots in keeping with that you see here of other rooms/features within the home depending on the size of the property.

Floorplan:



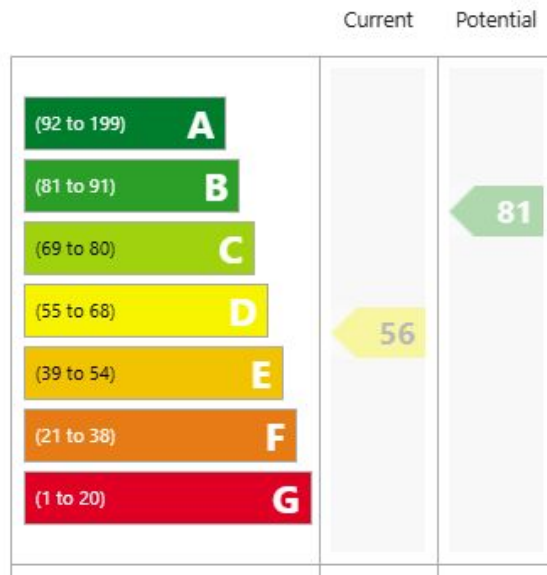
Total area: approx. 82.2 sq. metres (885.1 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).

Plan produced using PlanUp.

This floorplan is for illustrative purposes only and should not be relied upon as an exact representation of the property's dimensions.

EPC Graph:



The following EPC graph (obtained via the [gov.uk](https://www.gov.uk) website) will be displayed on your marketing material and is a legal requirement.

Vendor Disclosure Statement

The details provided in this document will be used across all marketing materials for your property.

Please respond to this email to confirm that the information is accurate and reflects the property as outlined in your terms of service including the Vendor disclosure statement and once we have received this from all Vendors, the property will go live on the market.

If any details are incorrect or do not accurately represent the property, kindly notify us via email so we can make the necessary amendments.

We look forward to getting your property live and beginning the search for your buyer. Your agent, Darren, will keep you updated on progress once the property is live. In the meantime, if you have any questions or need assistance, please don't hesitate to get in touch on 01926 81 82 88 or via email at darrenf@insidehomeslimited.co.uk

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