



Barton Crescent | Leamington Spa

Price £1,550 pcm

Ideal for a Family who need space, this very spacious 3/4 double bedroom end terraced house with low maintenance garden + off road parking is set in a quiet cul-de-sac. This property is deceptive offering space and light. Gas Central Heating. Double Glazing.

EPC rating E.

- 3 Double Bedrooms and 4th Bedroom/Study/Dining Room
- Spacious Kitchen Diner
- 2 WCs and Bathroom with Shower over
- Deceptively Spacious and Light
- Low Maintenance Garden
- Off Road Parking
- Additional cul-de-sac parking
- Gas Central Heating
- Ideal for a growing family

Ideal for a Family who need space, this very spacious 3/4 double bedroom end terraced house with low maintenance garden + off road parking is set in a quiet cul-de-sac. This property is deceptive offering space and light. Gas Central Heating. Double Glazing. Family Kitchen Diner.

Over 3 Floors, this spacious and light 3/4 double bedroom house is ideal for a growing family. The front drive provided Off Road Parking and leads to the front door.

The hallway has a ground floor WC/cloakroom and understairs storage. The spacious kitchen diner has refurbished kitchen with new oven and gas hob providing access to the year Courtyard style garden. There is a ground floor bedroom/study or formal dining room.

The carpeted stairs lead to the first floor with a spacious lounge and double bedroom to the front.



The Master Bedroom is located at the rear on the 2nd floor. There is another double bedroom to the front, Separate wc and Bathroom with Shower over bath, both with new flooring. Bedrooms newly carpeted

Gas Central Heating.
Double Glazing

Unfurnished or part furnished with Dishwasher, Fridge/freezer and furniture as pictured can remain in situ as goodwill gesture or removed as required
Additional on street cul-de-sac parking
EPC rating E (completed prior to current boiler being installed)

Due to local planning restrictions, a maximum of 2 adults permitted unless blood related (Article 4 Planning)

Letting information

Rent: £1,550 per month

Deposit: £1,788

Council tax band C – Warwick District Council

Holding deposit: £357 = One week's rent. This is to reserve a property.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail references, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or any other Deadline for Agreement as mutually agreed in writing).

Location - Sydenham lies to the south-east of central Leamington Spa and offers a range of day-to-day amenities including several local shops, primary school, doctors'/health centre and an Asda supermarket. Facilities in the town centre lie a little over one mile away, there



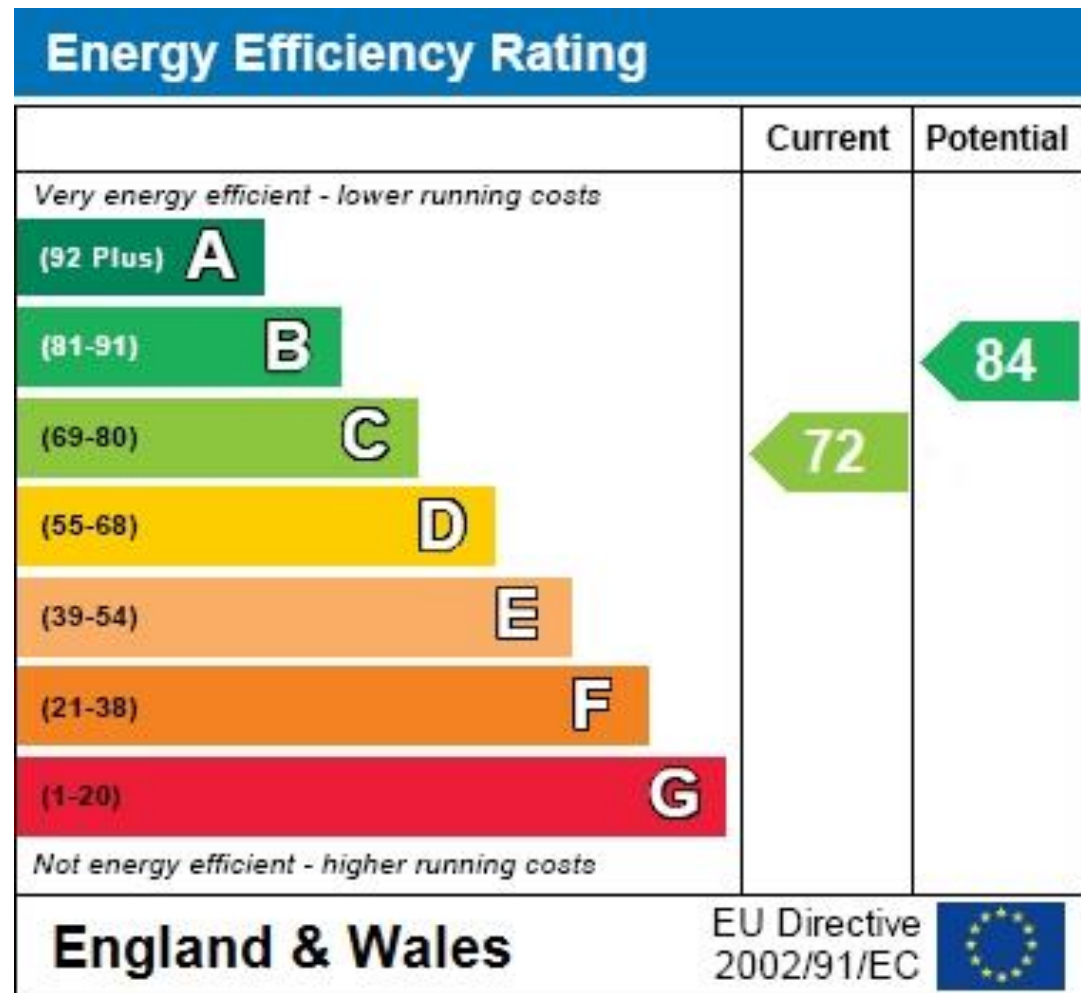
also being good local road links available to neighbouring towns and centres along with the Midland motorway network, whilst regular commuter rail services operate from Leamington Spa station to London and Birmingham amongst other destinations. Regular public transport services also operate from Sydenham to Leamington town centre and Warwick University.

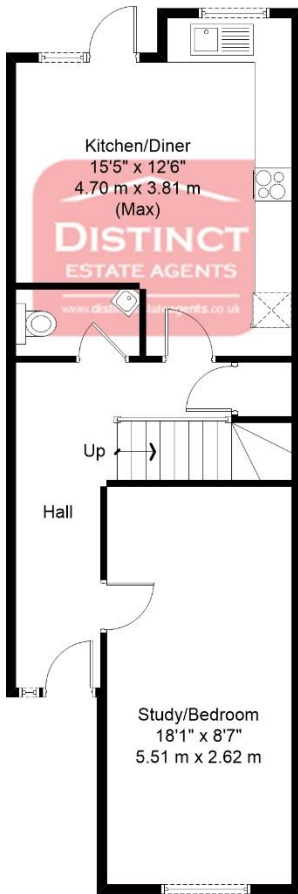
Situation & Property Information

To Let
Band C

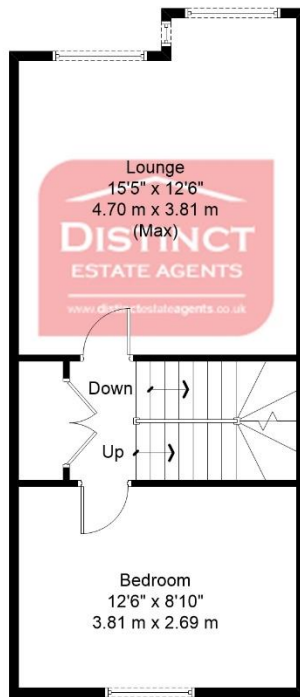
Viewings

Strictly by appointment only.





Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale

Whilst every attempt has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. Bright Logic Limited 01491 824800.

Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

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