



Yardley Way, Bishops Tachbrook
£425,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is pleased to present to the market, this three-bedroom, two bathroom townhouse in the popular village of Bishops Tachbrook, a short distance from Leamington Spa (3.4 miles).

Built in 2017 by Bloor Homes, this contemporary family home, set on a small, private development, offers flexible living accommodation across three storeys extending to approximately 1290 sq ft.

Council Tax: Band E | Local Authority: Warwick District Council
Broadband: Ultrafast Broadband Available (Checked on Ofcom Dec 24)
Mobile Coverage: Limited/Likely Coverage (Checked on Ofcom Dec 24)
Heating: Gas Central Heating
Listed: No
Tenure: Freehold





The Finer Details...

Upon entering Yardley Way, a compact entrance hall leads you into a well proportioned and generous living room which is flooded with natural light from large, dual aspect windows. Double doors, which the current owners keep open to create an open plan living and dining space, leads you onto the contemporary kitchen and diner, with views across the terrace and garden to the rear.

The kitchen is spacious and bright, with natural light from the rear French doors and double Velux windows above. There is a range of built in appliances including hobs, extractor fan, fridge freezer and newly installed wine rack. To the side of the diner there is a utility area with a washing machine and a dryer, as well as a downstairs WC/cloak-room.

A spacious landing on the first floor provides access to two double bedrooms and a family bathroom. The rear bedroom has dual aspect windows and looks out across the garden to the rear and Bishops Tachbrook CofE Primary School beyond. The family bathroom has a bath and a separate shower, and is modern and bright.

The master bedroom suite is on the second floor and provides a private and intimate place to relax. There is a generous en-suite shower room, dressing area and triple, built in, sliding wardrobes as well as further storage in the eaves. The current owners have had the loft professionally boarded and is accessed via a loft ladder.

Externally, two patios to the front and rear of the garden flank a central lawn in addition to a covered pergola that provides a fantastic BBQ and entertaining area. The current owners have converted part of the garage into an office/garden room, which benefits from full insulation, electricity and a window that looks across the garden, it is ideal for those working from home. There is a driveway to the side of the property with off street parking for up to three cars, as well as a garage to the rear.












About this Area

Yardley Way is located on a small and private development on the southern edge of the village of Bishops Tachbrook within easy reach of the shops, restaurants and schools of nearby Leamington Spa (3.4 miles) and Warwick (3.5 miles).

Bishops Tachbrook is a sought after and popular village centred around Bishop Tachbrook CofE Primary School (0.9 miles by road), which backs onto the rear of Yardley Way, allowing parents and pupils to cross the games pitches to get to school. There is a popular local pub, The Leopard, as well as a village shop, sports & social club and hairdressers all located within the village.

Leamington Spa (3.5 miles) and Warwick have several good, state and private, primary and secondary schools including the newly opened Oakley School (1.5 miles), the highly rated Warwick School (4.4 miles) and the popular Kingsley School (4.2 miles) amongst others.

Leamington Spa Train Station (3.2 miles) is nearby and offers a direct service to London Marylebone (1 hour 22 minutes) and Birmingham New Street (33 miles), while the motorway network is easily accessible via multiple junctions of the M40 (1.2 miles) which is located a short distance from Yardley Way.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Yardley Way, Bishops Tachbrook



Not to Scale. Produced by The Plan Portal 2024
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