

Peter Clarke
New Homes



The Stables, 63 Plymouth Place, Leamington Spa, CV31 1HW

£475,000

Sympathetically converted former stables with large, (1400 square feet), contemporary accommodation within walking distance from Leamington town centre.

This beautiful conversion offers spacious accommodation including 2 double bedroom suites, stunning kitchen, dining, living room and private outdoor terrace.

THE STABLES Newly sympathetically converted former stables by space GK offering large (1400 square feet) contemporary accommodation minutes walking distance from Leamington town centre.

This beautiful conversion offers spacious accommodation including 2 double bedroom suites, stunning kitchen, dining, living room, hallway, guest cloak room and utility room. The property has an abundance of natural light and even benefits from a private outdoor terrace. This superb home has excellent eco credentials including a charging point and for peace of mind benefits from a 7 year architects certificate.

Build complete with no chain this property is ideal for a lock up and leave or small family home.



HALLWAY

OPEN PLAN KITCHEN/LIVING/DINING ROOM 29' 5" x 26' 4" (8.99m x 8.05m)

UTILITY ROOM

BOILER/PLANT ROOM

BEDROOM ONE 16' 4" x 14' 4" (4.980m x 4.37m)

ENSUITE SHOWER ROOM

BEDROOM TWO 11' 5" x 10' 11" (3.485m x 3.340m)

ENSUITE BATHROOM

WALLED GARDEN

STORE CUPBOARD Approached from the street providing useful storage and the potential for EV or E-Bike charging facilities.

GREEN CREDENTIALS

SpaceGK constantly review and incorporate the latest products and building methods that contribute to reduced carbon emissions.

The building has an excellent B Energy rating performance alongside the following environmental credentials:

- * High levels of thermal insulation which are above the current requirements for building control standards.
- * Energy efficient Underfloor heating on the entire ground floor.
- * Double glazed windows framed in sustainably sourced Accoya timber frames.
- * Environmentally friendly Kahrs timber flooring throughout the open plan living area. The timber flooring is manufactured from recycled and fast growing timber.



- * Three phase electric supply positioned in the external store which can provide a 22KW high speed EV charging point. (N.B. Normal household mains charging is relatively slow at 7KW)
- * The latest ECO gas boiler positioned in a separate utility store which has been designed for the addition/replacement of future renewable energy sources.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains water, electricity, drainage and gas are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band TBC**

CURRENT ENERGY PERFORMANCE CERTIFICATE

RATING: TBC. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

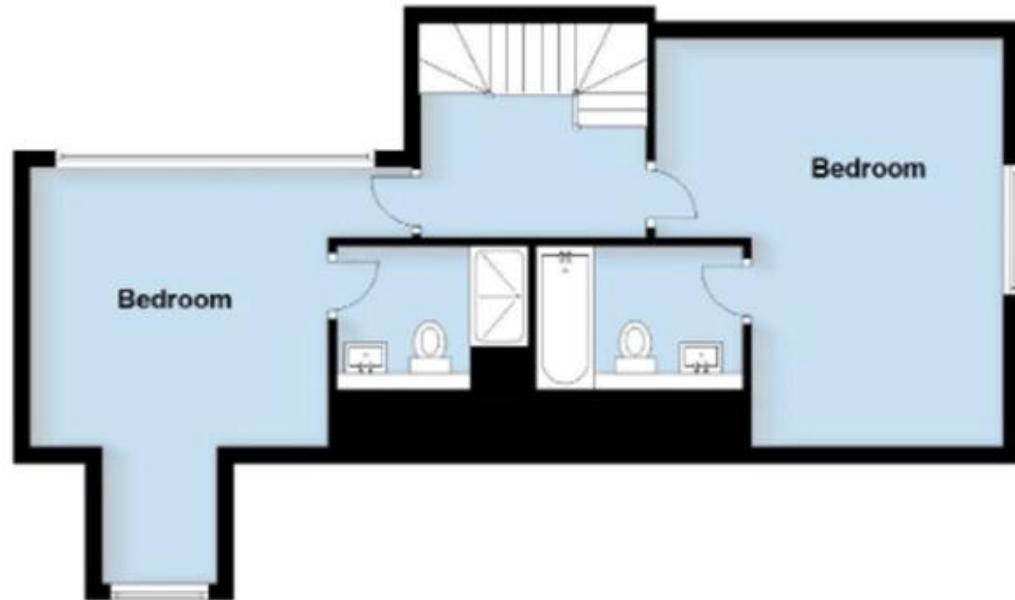
REGULATED BY RICS



Ground Floor



First Floor



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishing. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fitting (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

01926 870145

www.peterclarke.co.uk

Myton Road, Leamington Spa, Warwickshire CV31 3NY
newhomes@peterclarke.co.uk



Peter Clarke

Six offices serving South Warwickshire & North Cotswolds