



BASCOTE HEATH, SOUTHAM, CV47
£2,700 per month*

Carter Jonas

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A well presented and substantial five bedroom family home with a garage and driveway parking in the popular market town of Southam.

The accommodation comprises a welcoming entrance hallway, cloakroom/WC, three well proportioned reception rooms, a modern kitchen with a breakfast area, and a separate utility room with access to the integrated garage.

To the first floor are five bedrooms, two of which have en suite shower rooms and there is a walk-in dressing area in the principal bedroom. The family bathroom has a shower over the bath.

Externally, the property has established gardens to the front, side and rear. In addition to the integrated garage, there is a large driveway with parking for three to four vehicles.

- Council Tax Band = G
- Deposit Required = £3,115
- Long Let, Minimum term 12 months
- 5 Bedrooms
- 3 Bathrooms
- 3 Reception rooms
- Utility
- Driveway Parking
- Double Garage
- Detached
- EPC = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Approximate Gross Internal Area 3115 sq ft - 289 sq m
(Including Garage)**

Ground Floor Area 1702 sq ft - 158 sq m
First Floor Area 1413 sq ft - 131 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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