



1 Taylor Way  
Warwick CV34 7BJ  
Offers Over £430,000

# I Taylor Way

A well presented detached modern family home, which we believe is a bright and spacious home in a popular development just a few miles from both Warwick and Royal Leamington Spa town centres. In brief, the property comprises pretty front garden, entrance hallway, spacious living room, downstairs WC, open plan modern kitchen diner with built in appliances, master bedroom with en suite, two further double bedrooms and family bathroom. The property benefits from driveway parking as well as a single garage which has been converted to the side of the property and a lovely rear garden.

Viewing is highly recommended to fully appreciate this modern home.

## LOCATION

Heathcote Park offers an excellent range of local amenities right on your doorstep. On-site facilities include Heathcote Primary School, Little Pioneers Day Nursery, and a Co-op incorporating Deli & Co with an outdoor seating area. You'll also find Harbury Catch Fish and Chip Shop with alfresco dining, the dog-friendly Bewitched Coffee Shop, a dentist and skincare clinic, and a pharmacy—all within the development.

For commuters and local travel, several bus stops are located throughout the area, with services running approximately every 20 minutes. The development sits on the border of Leamington Spa and Warwick, offering easy access to both towns, while the M40 motorway is just a few minutes' drive away.

## APPROACH

The property is accessed via a pretty front garden to the canopy porch and front door and benefits from a good size side driveway offering parking for two vehicles.

## WELCOMING HALLWAY

With stairs rising to the first floor, lovely

## Features

FABULOUS MODERN FAMILY HOME WITH THREE BEDROOMS  
SPACIOUS LIVING ROOM  
OPEN PLAN KITCHEN DINER  
DOWNSTAIRS WC  
KITCHEN WITH BUILT IN APPLIANCES  
REAR GARDEN  
WELL PRESENTED THROUGHOUT  
DRIVEWAY PARKING  
GAS CENTRAL HEATING  
SINGLE GARAGE WHICH HAS BEEN CONVERTED





## Floorplan



## Contact us

01926 888998

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## Visit us

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Warwickshire, CV32 4LY

[wiglesworth.com](http://wiglesworth.com)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band E - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	