



## 10 Turton Way, Kenilworth, CV8 2RT

£1,500 Per Calendar Month

- Three Bedroom Detached House
- Gas Central Heating
- Single Garage
- Bathroom with Shower
- Private Rear Garden and Patio
- Lounge & Separate Dining Area
- Double Glazing
- Available NOW Furnished/Unfurnished
- EPC Rating D
- Warwick District Council Tax Band D

# 10 Turton Way, Kenilworth CV8 2RT

A corner situated three bedroom detached house, situated in this sought after residential position, conveniently positioned for Kenilworth school. The gas centrally heated, fully double glazed, open plan design with single garage offers great family accommodation. Available NOW Unfurnished/Furnished.



Council Tax Band:



### **Entrance Hall**

Through a uPVC door with central ceiling light, wall coat hooks, opaque glazed door into lounge with door off to

Patio and mainly laid to lawn, with plant bedding, brick wall surround and timber panel fencing with side gate access.

### **Downstairs WC**

With wall hanging mirror, radiator, opaque glazed window, sink towel rail, low level WC, corner wash hand basin with chrome tap.

### **Lounge**

Central ceiling light, radiator, curtain rail with curtains, \*optional\* furniture includes two seater sofa, coffee table, tv cabinet, stairs leading up to first floor.

### **Dining room**

French doors off to garden, central ceiling light, radiator and \*optional\* furniture of dining table and six chairs.

### **Kitchen**

Oak base and wall units, single stainless steel sink with chrome tap and window overlooking rear garden, Indesit washing machine, Beko oven and grill, Neff four ring gas hob, splash back tile, radiator, uPVC door to outside

### **Landing**

Window, loft access and doors off too

### **Bathroom**

Tiled splashback, low level WC, pedestal wash hand basin, shower over bath mains fed, mirror cabinet, window, radiator, wall mirror, extractor, towel rail.

### **Bedroom One**

Radiator, window to fore, central ceiling light, wardrobe with shelving and hanging rail.

### **Bedroom Two**

Sliding mirrored wardrobe with hanging rail, curtains, window to rear and radiator

### **Bedroom Three**

Radiator, central ceiling light, window, storage cupboard with hanging rail.

### **Garage**

Single with power and metal up and over door with storage above

### **Garden**







## Directions

Proceed along Warwick Road to St John's traffic island turning left onto Birches Lane. Continue along Glasshouse Lane turning left onto Dencer Drive. Turton Way is the third turning on the left hand side and the property is identified by our For Sale board.

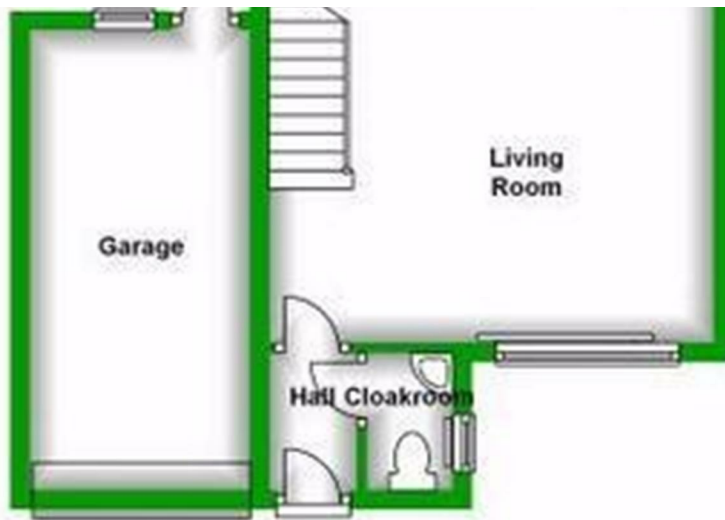
## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)

