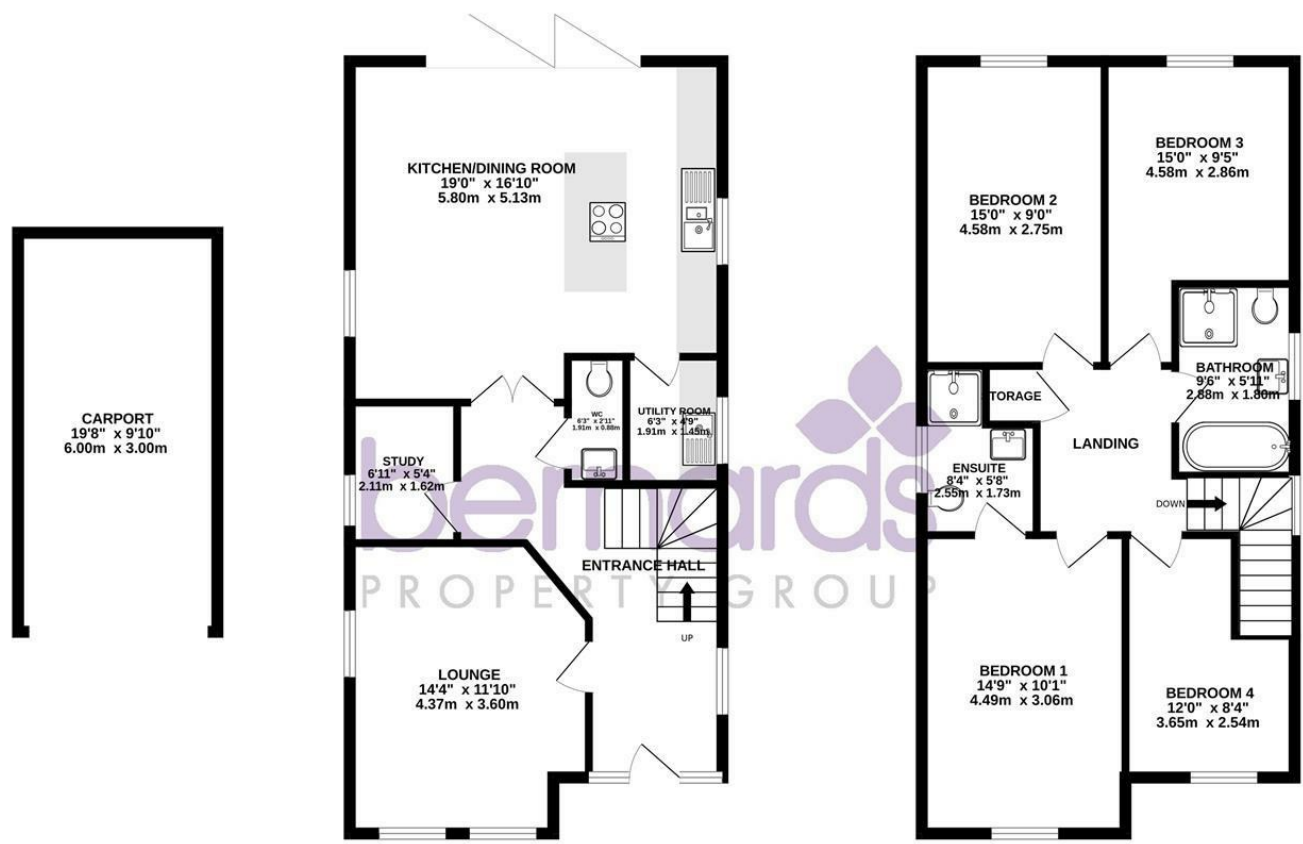
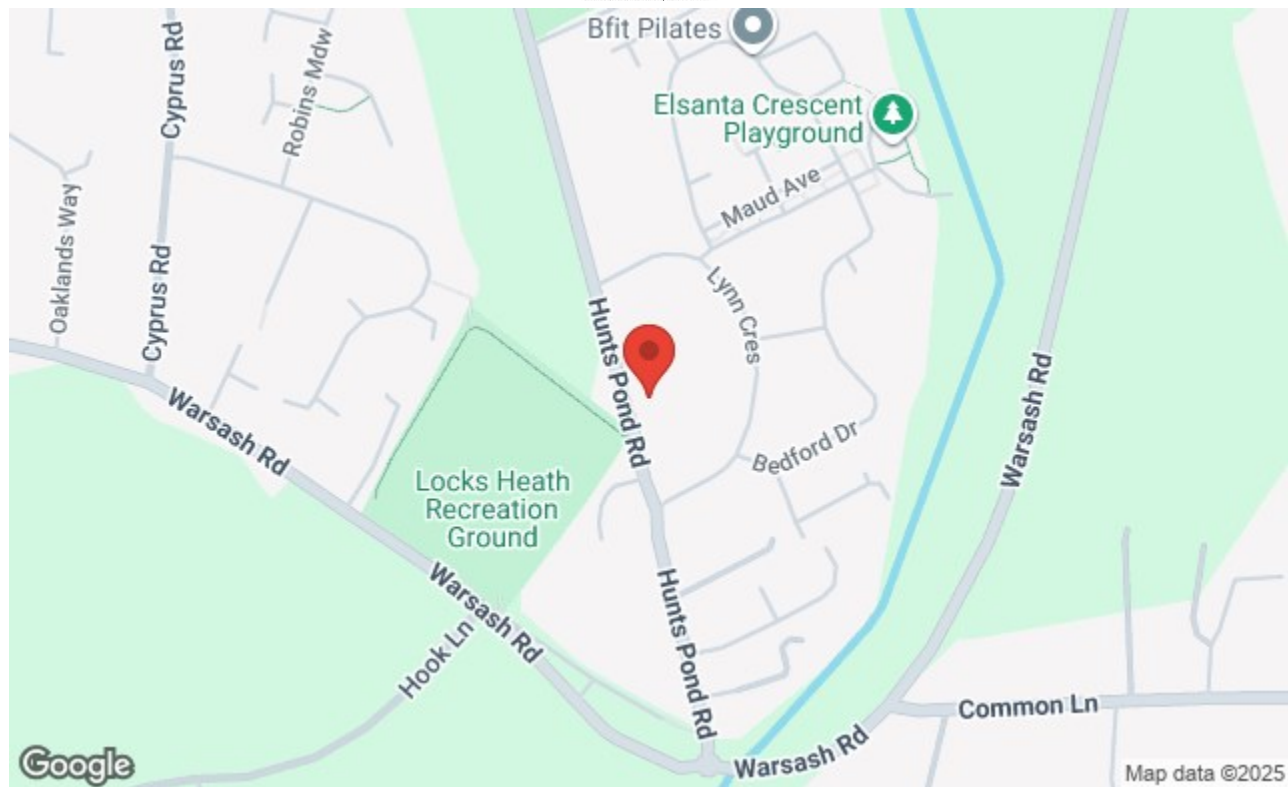


GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.

1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£625,000

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- THREE PARKING SPACES INCLUDING OAK-FRAMED CARPORT
- ENERGY-EFFICIENT: SOLAR PANELS, AIR SOURCE HEAT PUMP & UNDERFLOOR HEATING
- EV CHARGING POINTS
- DEDICATED HOME OFFICE
- MASTER BEDROOM WITH EN-SUITE
- LUXURY FOUR-PIECE FAMILY BATHROOM
- FULL FIBRE BROADBAND

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PROPERTY INFORMATION

- LOUNGE**
14'4" x 11'9" (4.37 x 3.60)
- KITCHEN/DINER**
19'0" x 16'9" (5.80 x 5.13)
- STDUY**
6'11" x 5'3" (2.11 x 1.62)
- W/C**
6'3" x 2'9" (1.91 x 0.85)
- UTILITY ROOM**
6'3" x 4'9" (1.91 x 1.45)
- BEDROOM ONE**
14'8" x 10'0" (4.49 x 3.06)
- ENSUITE**
8'4" x 5'8" (2.55 x 1.73)
- BEDROOM TWO**
15'0" x 9'0" (4.58 x 2.75)
- BEDROOM THREE**
15'0" x 9'4" (4.58 x 2.86)
- BEDROOM FOUR**
11'11" x 8'3" (3.65 x 2.54)
- BATHROOM**
9'5" x 6'1" (2.88 x 1.86)
- SPEC LIST**
•Planting.
Laurel Shrubs and plants to borders around boundaries on drive areas.
- Carport will have oak posts and a flat roof with lighting and power.
 - Parking.
Each house will have 2 parking spaces directly outside and then 1x further parking space each under the carports (so 3x per property).
 - Air source heat pumps will be 12kwSamsung R32 Monobloc.
 - 6x solar panels per house with inverter positioned in the loft.
 - underfloor heating downstairs and radiators in each room upstairs.
 - White UPVC windows and bifolds doors. Modern style black front door with large bar/handle.
 - Full fibre broadband to each house.
 - EV Charging points 1x per house.
 - Warranty: please specify a Buildzone 10 year structural Warranty.

ANTI-MONEY LAUNDERING (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking

a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

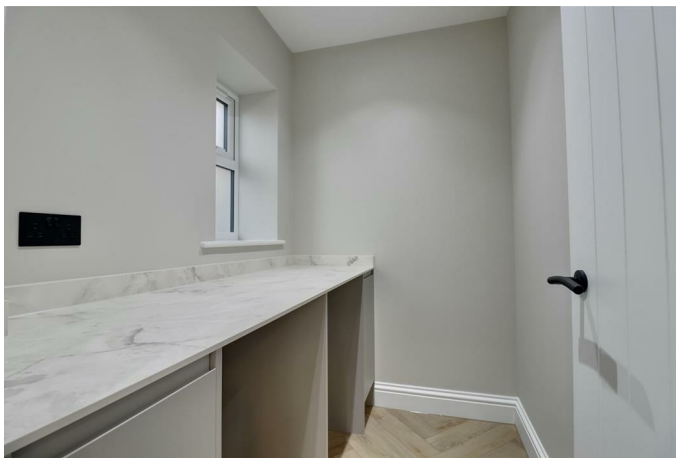
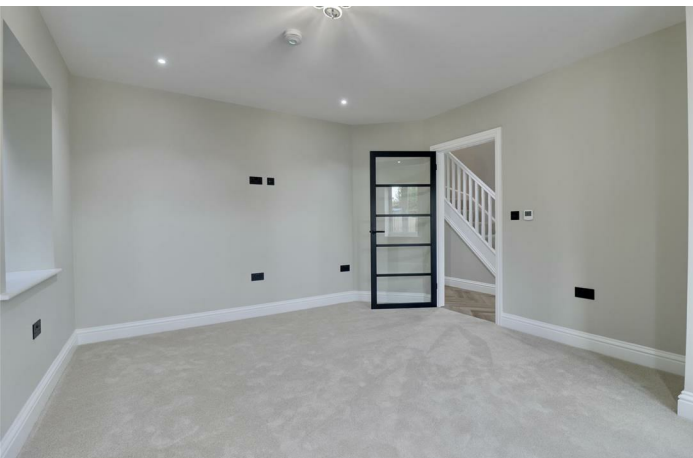
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details

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As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

TENURE
Freehold



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



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