



The Newlands, Fernwood



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Guide Price £210,000 to £220,000



Key Features

- Precision Engineered Modular Home
- Eco-Home With Solar Panels
- Three Well-Proportioned Bedrooms
- F/F Bathroom & G/F WC
- Open Plan Dining Kitchen & Lounge
- Enclosed Rear Garden
- EPC Rating: A
- Council Tax Band: B
- Tenure: Freehold





OWNED SOLAR PANELS 'The Newlands' consists of nine factory built, precision engineered 'modular' houses, and were installed back in the start of 2020. The property boasts an energy performance certificate (EPC) rating of A and still comes with a building warranty provided by Build Zone, making this home incredibly efficient with low running costs. This end terraced home enjoys a pleasant position within a cul-de-sac location, where these homes have the benefit of their own private driveway as well as further visitor parking.

The property's accommodation comprises to the ground floor: entrance hallway, W/C, spacious lounge with French doors opening to the rear garden, and an open plan dining kitchen with a useful storage cupboard, four ring electric hob and oven. The first floor has three well-proportioned bedrooms and a quality family bathroom suite.

Outside, this home enjoys off street parking for two vehicles to the front of the property, and a low maintenance rear garden that is predominantly laid to lawn. Other features include gas central heating, UPVC double glazing, visitor parking, owned solar panels, LED lighting throughout and high levels of insulation.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 6'1" x 5'0" (1.9m x 1.5m)

Ground Floor W/C 4'11" x 3'9" (1.5m x 1.1m)

Dining Kitchen 18'5" x 11'8" (5.6m x 3.6m)
maximum measurements

Lounge 14'10" x 10'6" (4.5m x 3.2m)

First Floor Landing

Bedroom One 14'10" x 12'4" (4.5m x 3.8m)
maximum measurements

Bedroom Two 10'6" x 8'1" (3.2m x 2.5m)
maximum measurements

Bedroom Three 12'6" x 6'5" (3.8m x 2m)

Bathroom 7'0" x 6'4" (2.1m x 1.9m)



Agent's Note - The Newlands

Each property on The Newlands (9 properties) pays a fee of £20 per month towards the maintenance of the road and subsequent communal lighting etc, with The Newlands being a private road. There is a passageway to the side and rear of the property giving access to this garden and 3 neighbouring gardens.

Agent's Note - Solar Panels

The property has owned solar panels, any electricity generated and not used is exported to the grid and payment received via a SEG tariff.

Services

Mains gas, electricity, water and drainage are connected.

Fernwood

Fernwood is located on the edge of Balderton, approximately 3 miles south of Newark giving easy access to the A1, only 4.5 miles to the A46 and benefitting from a regular bus service. There is a range of amenities including a day nursery, primary school, village hall, 2 public houses, convenience store, fitness gym, personal training centre, and a hairdressers.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.



Anti-Money Laundering Regulations

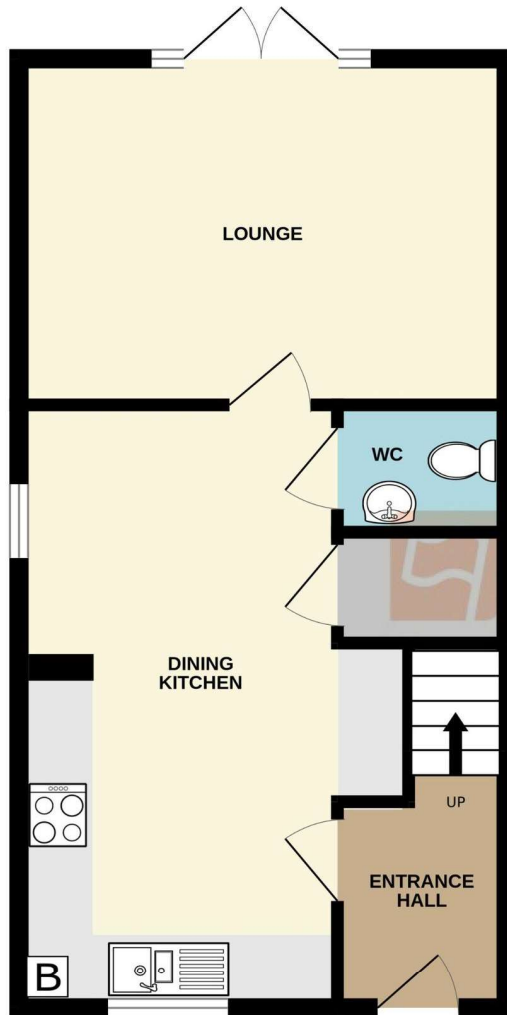
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

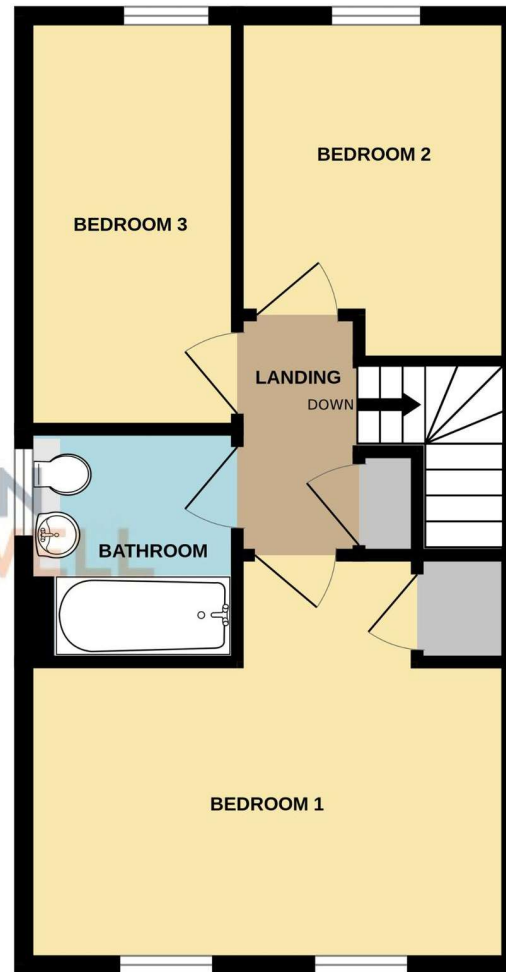
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

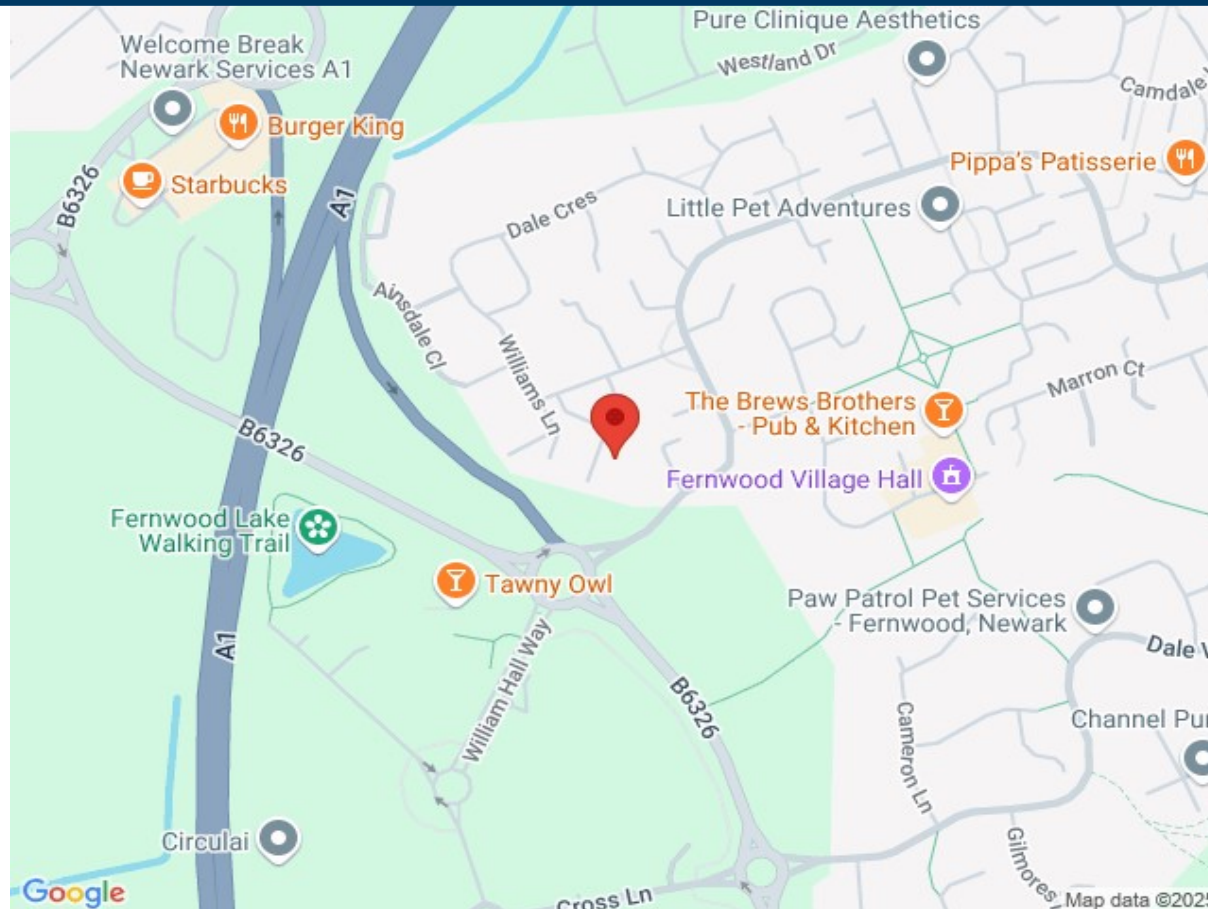


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

