



# MICHAEL TUCK

The Agent with 5 star customer service



Mandeville, Marshal 1



## Plot 182 The Mandeville, Earls Park

3 Bedroom Semi Detached BRAND NEW House

**£255,000**

En-suite to master bedroom  
Single Garage & Parking  
Select Integrated appliances  
Vinyl flooring to kitchen  
Soft close kitchen units

NHBC Warranty  
Help to Buy Equity Loan Avail  
Gas Central Heating

**01452 726443**

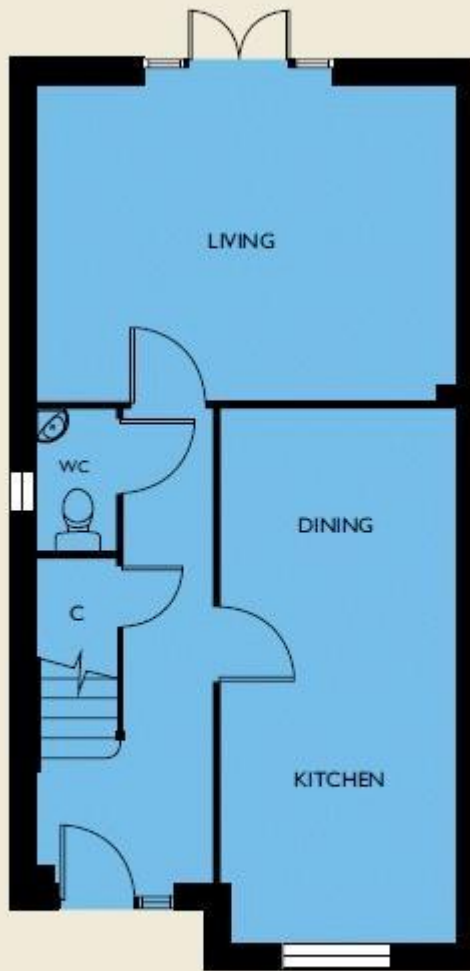
**Michael Tuck Land & New Homes**

233 Bristol Road Gloucester GL1 5TL

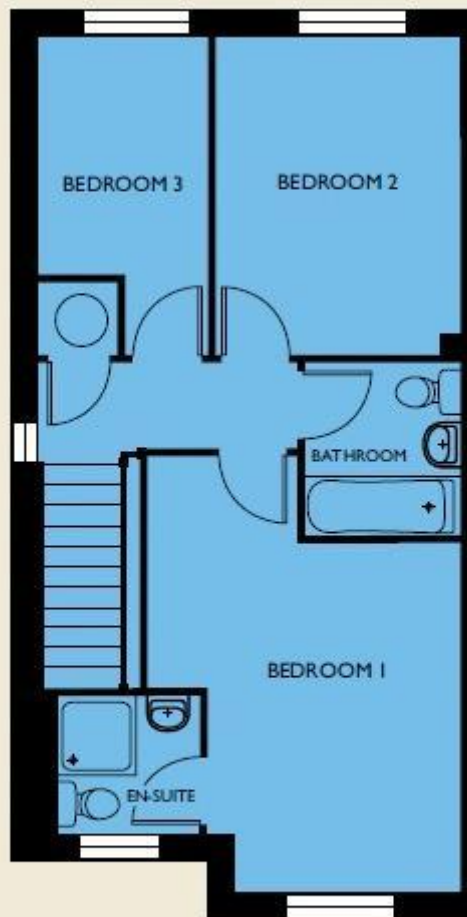
ABBEYMEAD, GLOUCESTER, QUEDGELEY, LETTINGS, NEW HOMES AND NATIONWIDE ONLINE

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GROUND FLOOR



FIRST FLOOR

## Ground Floor

**Kitchen/Diner** 20' 0" x 8' 9" (6.09m x 2.66m)

**Living Room** 11' 9" x 15' 8" (3.58m x 4.77m)

## First Floor

**Bedroom 1** 16' 5" x 11' 5" (5.00m x 3.48m)

**Bedroom 2** 11' 11" x 9' 0" (3.63m x 2.74m)

**Bedroom 3** 11' 11" x 6' 4" (3.63m x 1.93m)

## Viewing Strictly Through the Agent

Please call us on 01452 726443 or [newhomes@michaeltuck.co.uk](mailto:newhomes@michaeltuck.co.uk) to make an appointment.

## Letting?

If you are interested in purchasing this property as an investment and would like advice on rental figures, please call our Lettings Department on 01452 550050.

## Selling?

Call us for a free no obligation valuation. Selling property in your area since 1983!

### Images displayed on these details

Photographs and Computer Generated Images are typical of the homestyle, and may not depict the exact plot for sale. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. All dimensions are accurate to +/- 2 inches (50mm), they should not be used for carpet sizes, appliance spaces or furniture.

### Images displayed on these details

Construction sites are a dangerous environment, so viewings must be booked through the agent by prior appointment only.

### Personal Data

In certain circumstances we may pass your data to the builder so they can contact you directly to answer any queries. Please ensure that you inform Michael Tuck New Homes, should you wish for your details to not be shared with a third party.

### Please Note

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purpose only. **Not to scale.** In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. Michael Tuck Estate Agents have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. These details are issued on condition that all negotiations are conducted via Michael Tuck Estate Agents.

### Referral Fees

Conveyancers: We always recommend purchasers to use Cotswold Conveyancing Centre, Tayntons Solicitors or Lane & Co. It is your decision whether you choose to deal with Cotswold Conveyancing, Tayntons or Lane & Co. Should you choose to use Cotswold Conveyancing, Tayntons or Lane & Co you should know that we would receive a referral fee of £100 from them for recommending you to them.

Financial Services: We always recommend purchases to use Warren and Company. It is your decision whether you choose to deal with Warren and Company. In making that decision, you should know that we receive on average £100 from them from them if you decide to use them for your mortgage.

Last updated 08 June 2020