

Peter Clarke



Plot 8, Bourton Gardens, Kingshurst Drive, Badsey, Evesham, WR11 7ZF £196,000

- 10 Year New Home Warranty
- EV Car Chargers & PV Panels Included
- Extensive Range of Upgrades Available
- A-Rated Energy Performance Rating
- First Home Criteria Applies
- Only 3 First Time Buyer Homes Available
- A stylish collection of new homes in a landscape led development



FIRST TIME BUYER HOMES NOW AVAILABLE – BOOK NOW TO VIEW THIS STYLISH COLLECTION OF NEW HOMES AT BOURTON GARDENS

DESCRIPTION

- * Only 3 First Homes available to First Time Buyers with a 30% Discount.
- * Specific criteria apply to qualify for these new homes. Please review the basic details below and contact us for more information.
- * The Show Home and sales suite is open for appointments between 10am and 4pm every weekend.
- * Bourton Gardens is a stylish collection of 21 new homes in Badsey village with views to Snowhill.
- * These new homes benefit from energy efficiency measures to help you live more sustainably and there are an extensive range of upgrades available.

WHAT IS A FIRST HOME?

- The First Homes scheme offers local first time buyers and/or members of the armed forces a 30% discount on new build homes

FIRST HOMES CRITERIA

- You must be a First Time Buyer.
- You must earn less than £80,000 per year in total, whether you're buying on your own or as part of a couple.
- You must already work or live in the area (* Parishes of Badsey/Offenham/Aldington/Broadway, Wickhamford or Bretforton), or have a local connection to it. For example, you grew up there or have family there, or
- You are/were a member of the Armed Forces

WHY CHOOSE A COTSWOLD OAK HOME

- * Traditional Family Run Business
- * Cotswold Oak specialise in select developments throughout The Cotswolds over the last 20 years.
- * We take great pride in designing and building traditional homes, with a focus on quality and placemaking.
- * Future Proofed Homes
- * Every Cotswold Oak home is built with energy efficiency and sustainability in mind.

Futureproofing is included as standard and our buyers will benefit from:

- A-Rated Energy Performance Rating
- Electric car charging point
- Solar PV panels

PEACE OF MIND

An experienced and hardworking development team oversee all aspects of every new homes site that Cotswold Oak undertake. All of our new homes are covered by a 10 year warranty.





AGENTS NOTE

These particulars are intended as a preliminary guide for prospective purchasers and should not be relied upon. The elevational treatment for individual house types shows a typical arrangement. Details of materials and design treatments may vary. Any artist impressions shown are not intended to represent any particular plot. Purchasers are advised to inspect the layout plan to establish the arrangement of the house and surrounding property. Internal layouts show a general arrangement which may vary from plot to plot.

The room sizes are approximate overall finished room sizes and are subject to normal building tolerances (i.e. $\pm 75\text{mm}$). Where described as 'maximum' this dimension is the longest available in that direction in that room. In all instances purchasers are advised to inspect plot specific information which is available from our sales team. Nothing in these particulars or verbal assurance shall form or constitute part of any contract, and are given without responsibility on behalf of Cotswold Oak. Cotswold Oak reserve the right to alter, re-plan, or amend any details be it aesthetic or dimensional, without consultation.

Internal photographs are for indicative purposes only to show the quality of build and are from another Cotswold Oak Development.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains water, gas, electric and drainage connected to the property. However, this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants, or restrictions etc. as may exist over same whether mentioned herein or not.

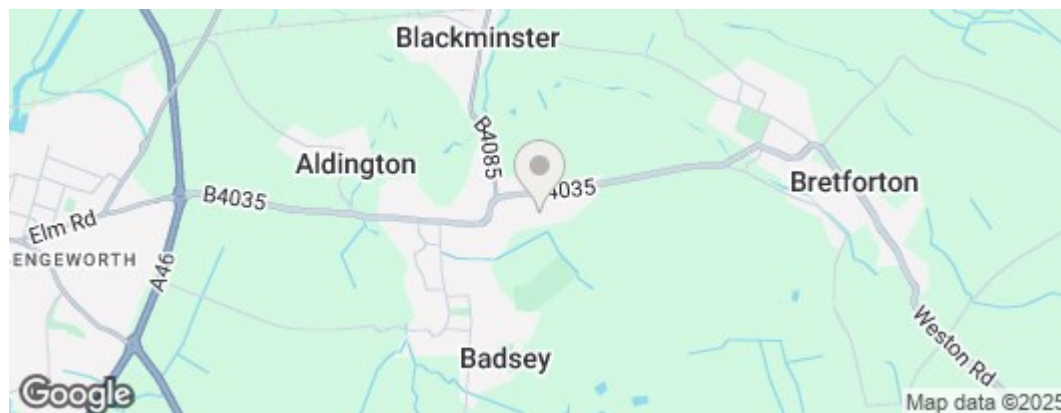
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to not yet be assessed.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: Predicted A Rating

VIEWING: By Prior Appointment with the selling agent Peter Clarke New Homes.

HEALTH AND SAFETY ON A DEVELOPMENT

Building Sites are often properties under construction and due care and attention must be adhered to at all times. Where possible we will provide high vis vests and hard hats. Suitable, enclosed footwear must be worn. No admission to site without a Sales Representative or Site Representative.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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