



2 Ivy Barns, 7 West Moors Road, West Moors BH21 6QT
£389,000





ONLY 50% NOW REMAINING!

Ivy Barns is an exclusive development of just four brand new homes, finished to exacting standards throughout and constructed with architecture in keeping with its characterful rural surrounds.

There are two x three bedroom homes and two x two bedroom homes available to purchase, with each home featuring excellent eco credentials including air source heat pumps and EV chargers.

Each home features an expansive open plan living room with sitting, dining and kitchen areas, with the modern kitchens featuring a built-in fan oven and induction hob and integrated fridge, freezer and dishwasher.

The properties all have full fibre pre-installed with ethernet ports available for each TV socket. There are also USB sockets to the bedrooms and breakfast bar areas.

Each home includes a ground floor WC and first floor bathroom, with underfloor heating and heated towel rails to each of the bathrooms.

Outside, each property comes with the benefit of two allocated off road parking spaces and a private enclosed garden with patio and lawn areas.

The properties at Ivy Barns are available to view and purchase now, so don't miss out on the opportunity to secure your ideal brand new home!





- Four Newly Built Semi-Detached Homes
- Two x Three Bedroom Houses
- Two x Two Bedroom Houses
- Finished to Exacting Standards Throughout
- Characterful Rural Architecture
- Air Source Heat Pumps to Each House
- EV Chargers to Each House
- Two Off Road Parking Spaces Per House
- Private Enclosed Garden to Each House
- KEYS IN OFFICE - AVAILABLE TO VIEW NOW!

Room Dimensions

Please See Floorplan

Tenure

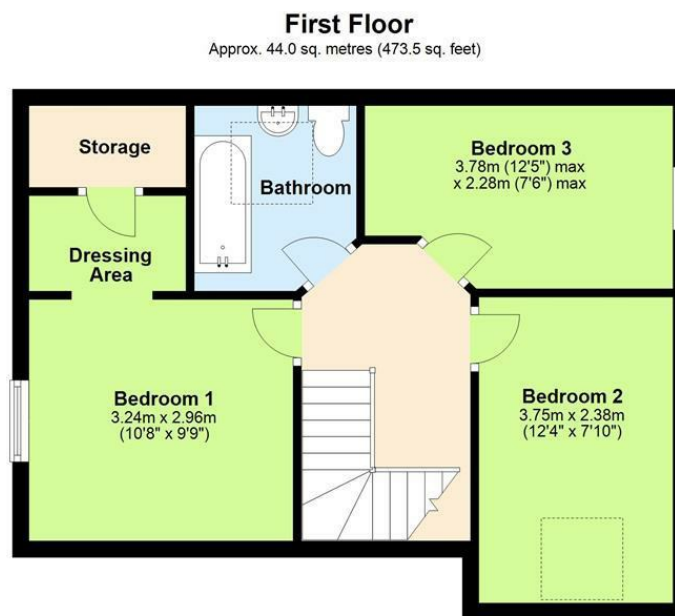
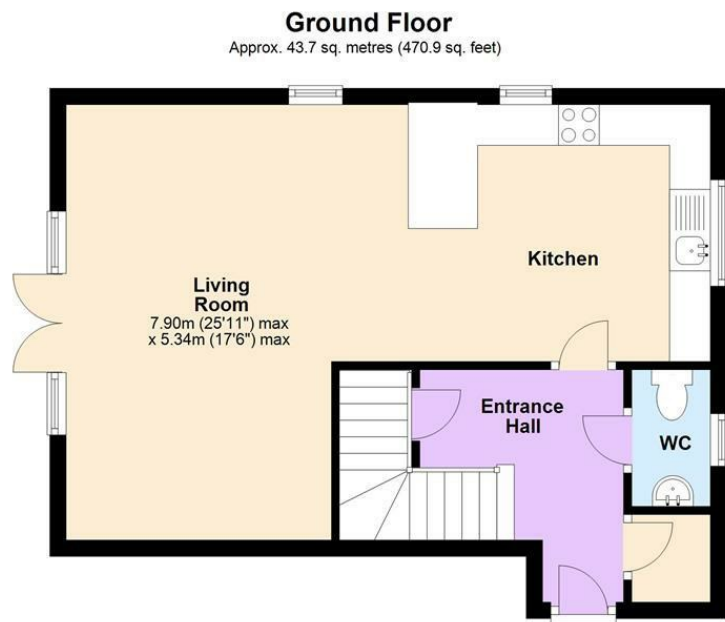
Freehold

Council Tax

To Be Confirmed

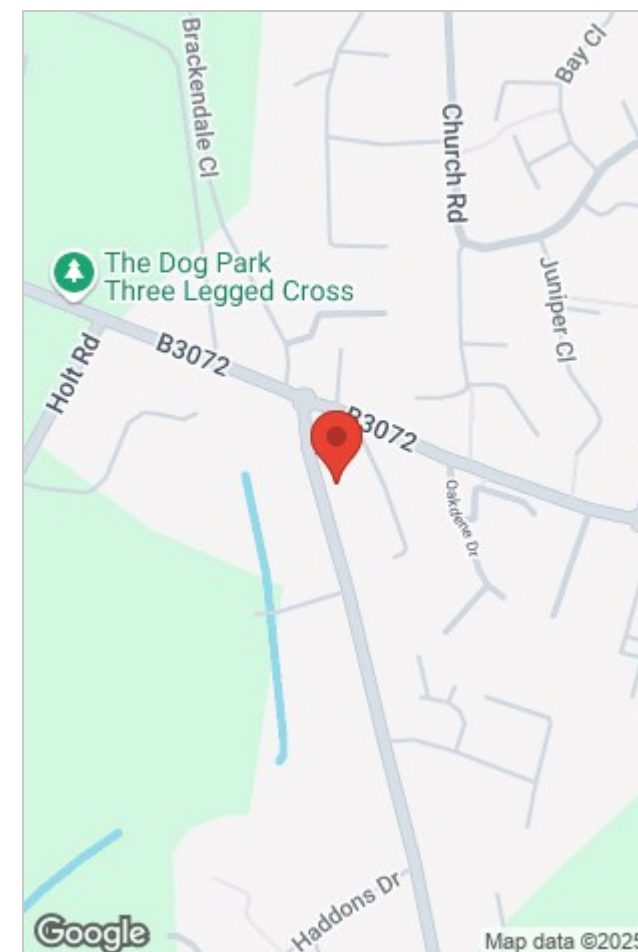






Total area: approx. 87.7 sq. metres (944.4 sq. feet)

This floorplan is provided for guidance only and is not to scale
Plan produced using PlanUp.



| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

Viewing

Please contact our office on 01202 117288 if you wish to arrange a viewing for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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