



Plot 8, Hoo Farm Wat Monkton Road, Ramsgate, CT12 4JB
£325,000



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ONLY THREE REMAINING UNITS LEFT!

Located within the exciting new Hoo Farm Way development in the desirable village of Minster, this brand-new three-bedroom end-of-terrace home offers contemporary living with a stylish and practical design.

The ground floor boasts a spacious open-plan lounge, seamlessly flowing into the modern kitchen and dining area, perfect for family life and entertaining. A separate utility room adds extra convenience, keeping household tasks tucked away.

Upstairs, the home features three well-proportioned bedrooms, including a main bedroom with en-suite, offering privacy and comfort. A modern family bathroom completes the first floor, finished to a high standard.

As an added benefit, purchasers have the opportunity to choose their own carpet colour from a select range upon reservation, adding a personal touch to their new home.

A reservation fee is payable to secure your plot. Contact us today for further details or to arrange a viewing!

This home offers the perfect blend of modern style and practicality in a fantastic location.

Description

LIVING/ DINING/ KITCHEN
19'8" x 28'1"

ENTRANCE
7'0" x 4'11"

WC/UTILITY
7'4" x 8'0"

BEDROOM 1
11'2" x 13'0"

BEDROOM 2
11'2" x 11'2"

BEDROOM 3
8'2" x 11'6"

BATHROOM
8'3" x 6'2"

AGENT NOTES
Money Laundering Regulations: All sellers and prospective purchasers will receive an onboarding link to verify their identity. This is a legal requirement that must be completed before a sale or purchase can proceed.

Measurements: All measurements provided in our property details and floorplans are approximate. They should not be relied upon as exact and do not form part of any contract.

Services and Appliances: Zest Homes has not tested any services, equipment, or appliances. It is the responsibility of the buyer or tenant to carry out their own checks.

Marketing Materials: Photographs and marketing materials are for guidance only. Legal advice should be sought to verify fixtures, fittings, planning permissions, alterations, and lease details.

Copyright: Zest Homes holds the copyright to all advertising materials used to market this property.

TENURE FREEHOLD

EPC RATING B

COUNCIL TAX

SERVICE CHARGE INFORMATION
PAYABLE PER ANNUM AND WHAT COVERS £250 PER ANNUM

RESERVATION FEE CLAUSE
A non-refundable reservation fee of £2,000 is payable to Roddy New Homes Ltd upon acceptance of an offer. This fee secures the property and will be deducted from the final purchase price upon completion. In the event that the purchaser does not proceed with the transaction, the reservation fee will not be refunded.

THE GREEN CHOICE
At Roddy New Homes, we are committed to environmentally responsible construction. We cut carbon emissions by utilising brownfield sites to reduce urban sprawl, using Modern Methods of Construction (MMC) like utilising timber frames for sustainable structures, installing solar panels for efficient, renewable energy, employing air-source heat pumps for fossil fuel-free heating and cooling and exceeding roof insulation regulations to lower energy consumption and costs.

Eco home features
Homes constructed using MMC where possible, such as timber frame.
Installation of Solar PV Panels to contribute to the energy consumption of the building.
Fossil fuel-free through the use of air-source heat pumps.
Ecological enhancements including bat boxes, bee bricks, and loggeries.

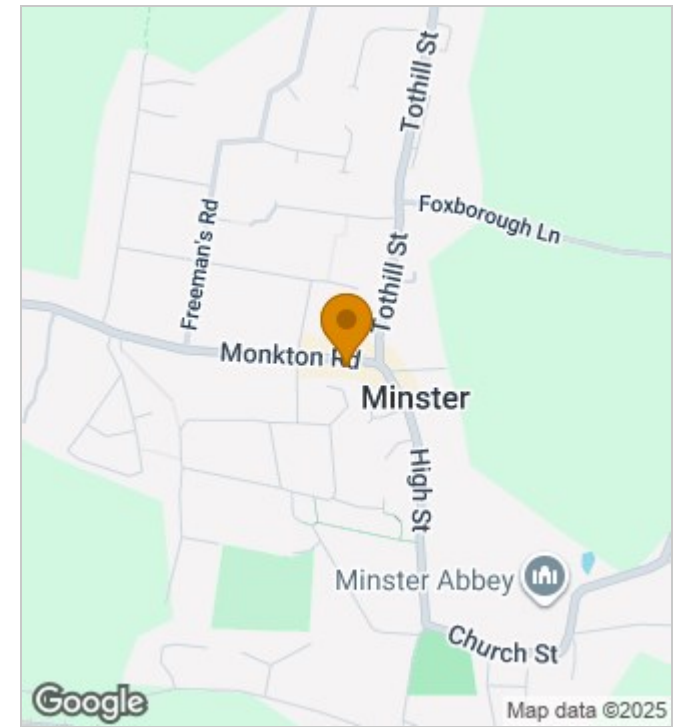
SERVICE CHARGE CLAUSE
A service charge of £250 per annum is payable to the management company, PJS. This fee covers the maintenance and upkeep of communal areas and shared facilities.

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TOTAL: 100.4 sq.m. (1,081 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	

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www.zesthomes.uk

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property.