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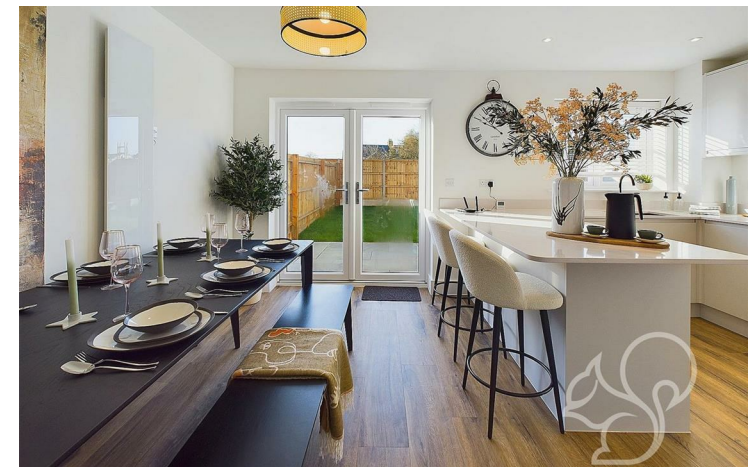
£415,000

Plot 13, Saltmarsh Place, Tollesbury

Plot 13 at Saltmarsh Place is a stunning 3-bedroom semi-detached house, perfect for families or those seeking extra space. With 1040 sq ft of living area and a generous garden, this home offers both comfort and outdoor enjoyment. The ground floor features a spacious lounge and an open-plan kitchen/dining area, ideal for entertaining. Upstairs, you'll find a principle bedroom, two additional bedrooms, and a

family bathroom. This energy-efficient home includes solar panels, infra-red heating, and an air source heat pump water system, ensuring low running costs and a reduced environmental impact. With its coastal location and modern amenities, Plot 13 at Saltmarsh Place offers the perfect blend of seaside charm and contemporary living.

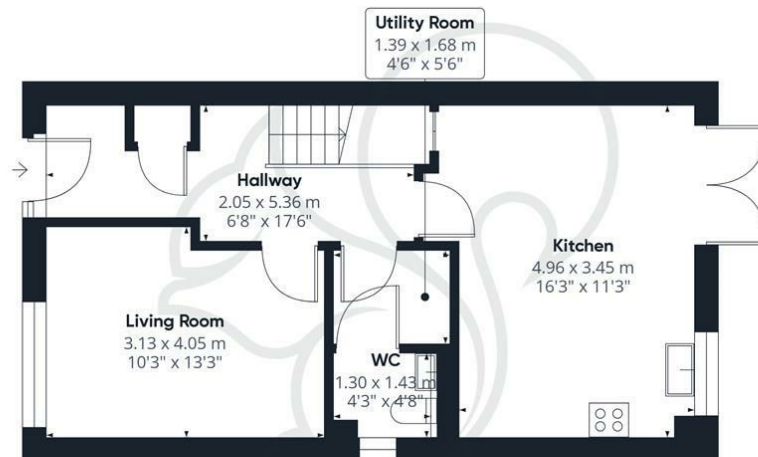
Discover coastal living at its finest with Saltmarsh Place, an exclusive development of 17 beautifully designed homes in the picturesque village of Tollesbury, Essex. This charming community seamlessly blends local architectural styles with modern design elements, offering sustainable and smart living solutions.











Ground Floor



Floor 1

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Approximate total area
85.74 m²
922.89 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.


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Local Authority:
Maldon District Council

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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