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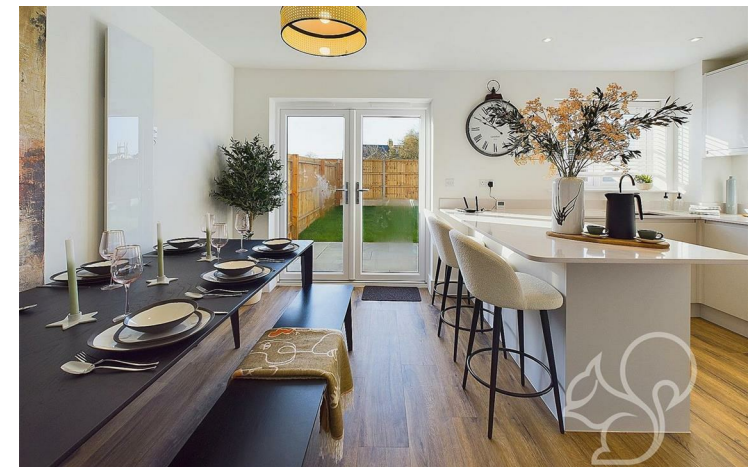
£375,000

Plot 16, Saltmarsh Place, Tollesbury

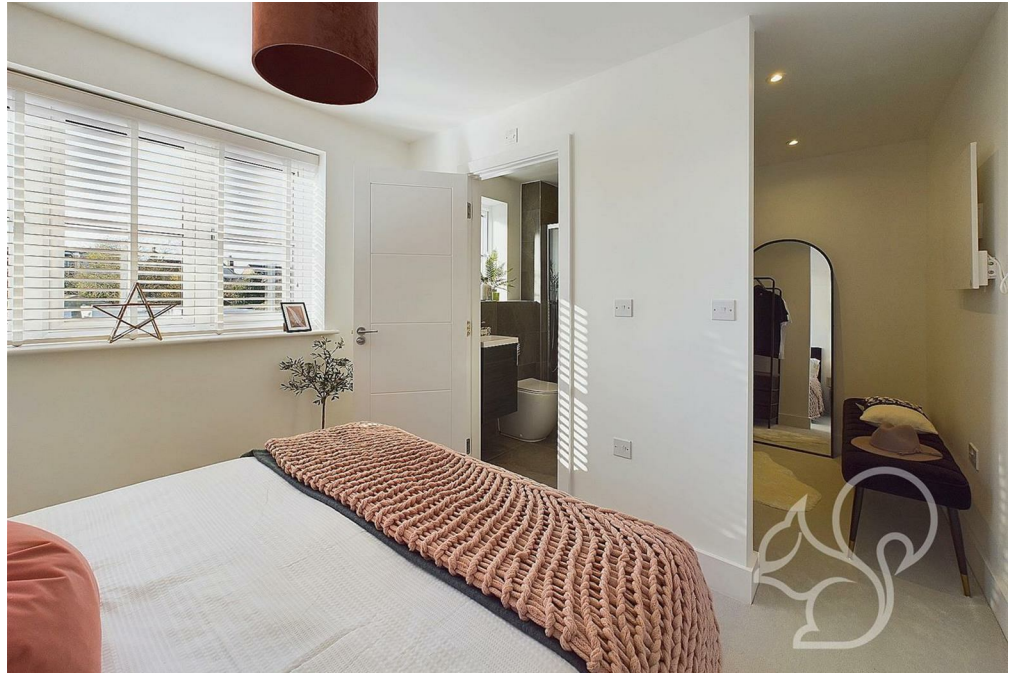
****5% Deposit Contribution Available**** Plot 16 at Saltmarsh Place is an attractive 3-bedroom semi-detached house, ideal for families or those desiring extra space. With 1028 sq ft of living area and a generous 97 square meter garden, this home provides both comfort and outdoor enjoyment. The ground floor features a welcoming lounge and a spacious open-plan kitchen/dining area, perfect for entertaining and family gatherings. Upstairs, you'll find a master 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 reduced environmental impact. With its coastal location, modern amenities, and sustainable features, Plot 16 at Saltmarsh Place offers the perfect blend of seaside charm and contemporary living.

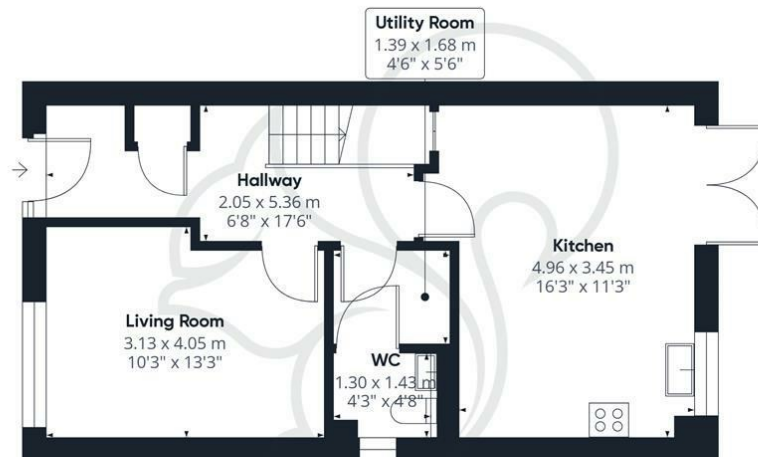
Discover coastal living at its finest with Saltmarsh Place, an exclusive development of 17 beautifully designed homes in the picturesque village of Tollesbury, Essex. This charming community seamlessly blends local architectural styles with modern design elements, offering sustainable and smart living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


GIRAFFE360

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.

Oakheart New Homes
01245 808119
newhomes@oakheart.co.uk
20 Victoria Road, Chelmsford, Essex, CM1 1PA

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