



## Plot 12, Woolston Green, Landscove, TQ13 7LZ

Guide Price £610,000

**HELMORES**  
SINCE 1699



# Plot 12, Woolston Green

## Landscape

- Brand new detached 4 bedroom home
- Approx. 1442 sqft
- High quality finishes
- Choice of finishes (depending on timings)
- Ensuites to beds 1 and 2
- Kitchen/dining room, Study and utility room
- Eco-credentials – Solar PV\*\*, airsource HP, EV charging
- 10 year warranty
- Village location close to Ashburton
- Available to reserve now

Woolston Green is a brand new development of just 9 open market homes being brought to you by Bulwark Homes. The site has a focus on high quality homes built to excellent thermal values and with air source heat pumps, solar PV and EV charging points, they will offer reduced running costs and comfortable modern living in a traditional village setting. The kitchens and bathrooms are of a very good quality with integrated appliances. It's the belief of the developer that a new home should be ready to move into so all homes will have flooring laid and gardens landscaped as standard. Each home will have a 10 year structural warranty provided by ICW to give peace of mind to first owners. Anticipated completion winter 23/24.

\*Solar PV is an optional extra and not included within the guide price.







Plot 12 is a large detached 4 bedroom home of approx. 1442 sqft. In addition to the living room and kitchen/dining room which opens onto the garden, this house type also enjoys a utility room and a ground floor study for extra flexibility. On the first floor are 4 bedrooms with both bedrooms 1 and 2 having ensuite shower rooms, and a family bathroom serves the further 2 bedrooms. Outside is level front garden and a larger garden to the rear. In addition are 2 off-road parking spaces to the front.

For those ready to reserve (cash, in rented, no sale needed) then reservations can be made now and depending on the build programme, some choices can be made.

If you have a house to sell locally, please contact the agent for details of our assisted move programme which will allow for a property to be reserved for a period of time whilst your home is put to the market by a local agent without needing a deposit until agreed.

Please see the floorplan for room sizes.

Council Tax: TBC

Utilities: Mains water, electric, telephone & broadband

Drainage: Treatment plant

Heating: Air source heat pump aided by solar PV

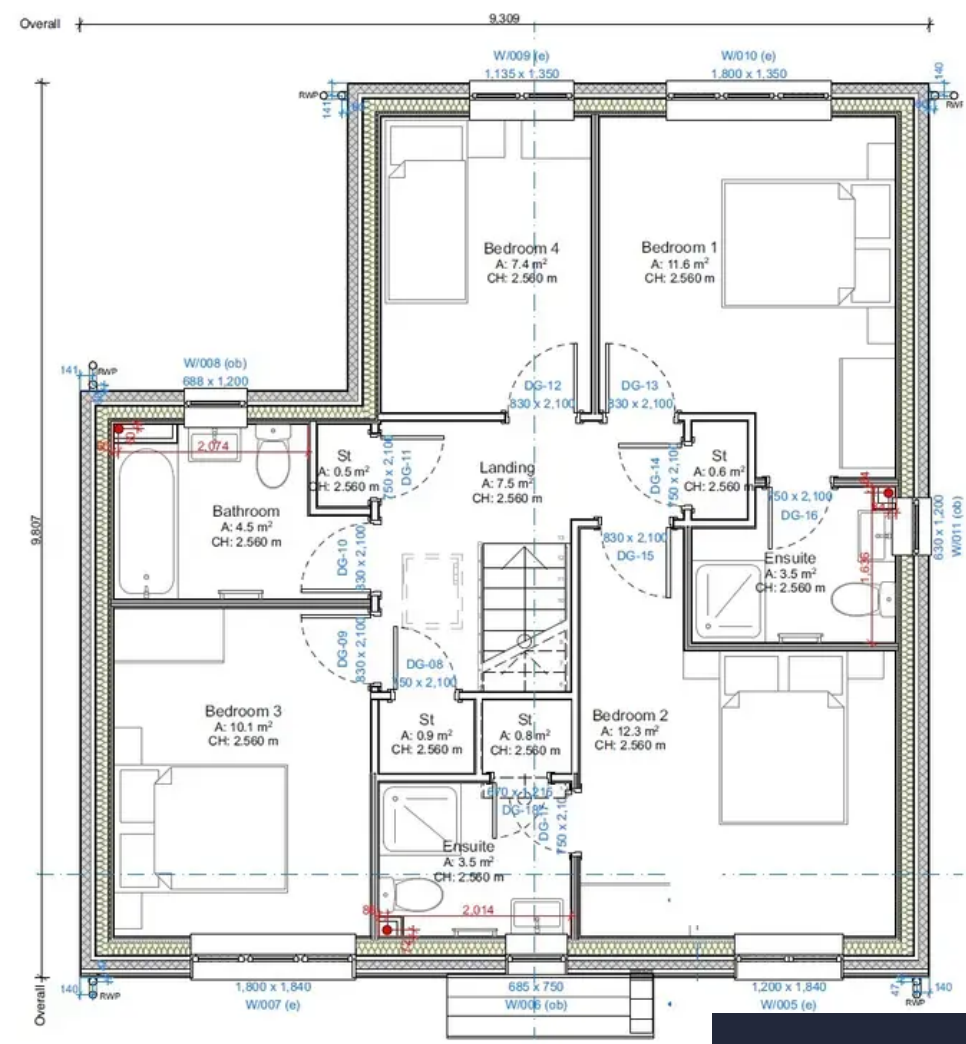
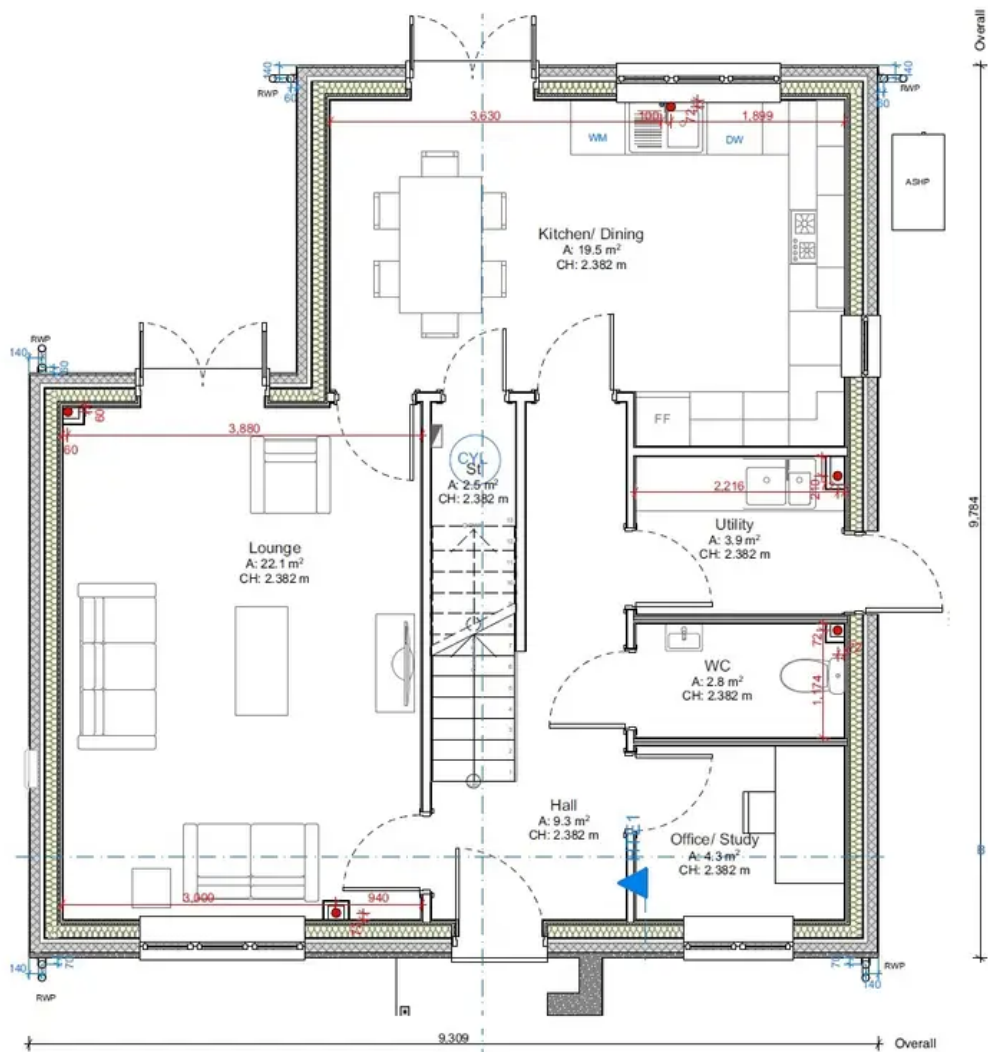
Listed: No

Tenure: Freehold

**DIRECTIONS :** Using postcode TQ13 7LZ will bring you into Lanscove, the development is past The Live and Let Live Inn (if on your left) before leaving the village. Please note all site visits must be pre-booked and accompanied.







Total floor area 134 sqm / 1442 sqft







# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

**HELMORES**  
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.