

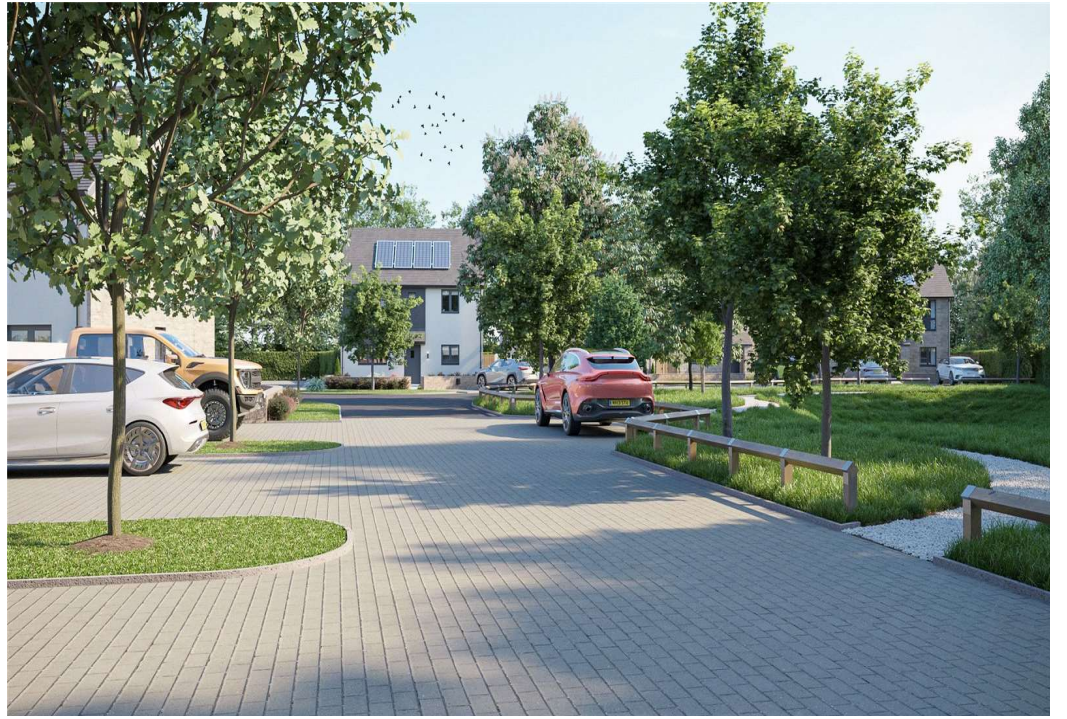


**Plot 12, Woolston Green**  
Landscope, Ashburton, TQ13 7LZ

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS









## Plot 12, Woolston Green

### Landscove, Ashburton, TQ13 7LZ

Woolston Green is a new development of 9 homes built to an extremely high standard throughout, using high quality materials. With eco credentials in mind, all the properties have air source heat pumps, EV charging points and solar panels are available as an optional extra. Each home will have a 10 year structural warranty provided by ICW.

Plot 12 is a detached, 4-bedroom home with large sitting room, modern open plan kitchen/dining room with doors leading to the garden. There is a separate utility room, cloakroom and office/study to the ground floor. On the first floor are four bedrooms, two having en-suite facilities. A family bathroom serves the other two bedrooms. Outside is allocated parking for 2 cars and front and rear gardens.

Services: Mains water and electric, drainage via treatment plant. Air source heat pump.

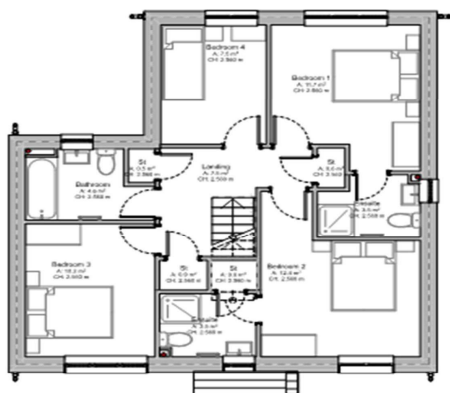
Woolston Green is located in the lovely village of Landscove, which has a thriving primary school, a church and a family-owned public house and is some four miles from the bustling medieval market town of Totnes, beside the River Dart. Totnes is the commercial centre for this part of Devon and in addition to it's market there is a good selection of local shops, supermarkets, restaurants and inns. Totnes has a mainline railway station giving direct communications with London, whilst the A38 Devon Expressway, is some 10 minutes from the property, so gives fast access to Plymouth and Exeter where it joins the M5 Motorway. Schooling in the area is excellent, with a number of well-regarded primary and secondary schools close by.

#### KEY FEATURES

- High quality development of 9 homes
- 2,3- and 4-bedroom homes available
- Eco-credentials including air source heat pump, EV charging, solar panels as an optional extra
- Village location
- 10 year new build warranty

BEDS 4 | BATHS 3 | RECEPTS 1 | EPC | COUNCIL TAX TBC | TENURE Freehold

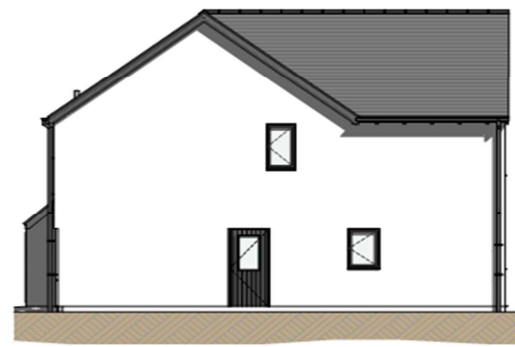
Marchand Petit, Waterside The Plains, Totnes, Devon, TQ9 5YS Tel: 01803 847979  
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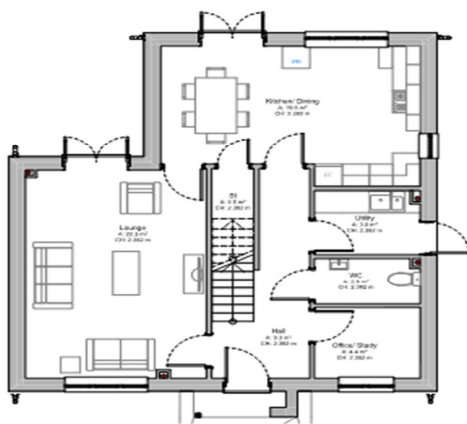
First Floor Plan



Front Elevation



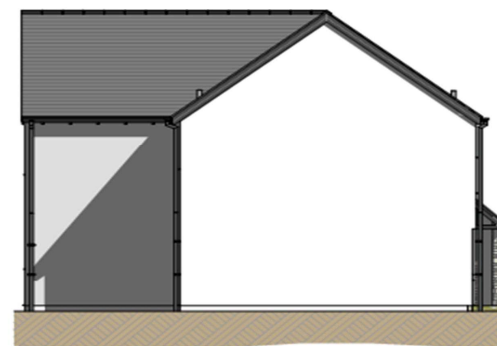
Side Elevation



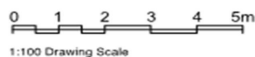
Ground Floor Plan



Rear Elevation



Side Elevation



Dimensions are not to be scaled from this drawing.  
Drawing to be read in conjunction with Building Regulations notes.  
Rev: 1 Date: 12/01/22 Description: Preliminary issue. Author: JH

U-Values:						SAP Rating
Walls: 0.17 W/m <sup>2</sup> /K		Roofs: 0.12 W/m <sup>2</sup> /K		Design Air Permeability: 3 m <sup>3</sup> /(h.m <sup>2</sup> )/@50Pa		TBC
Floors: 0.13 W/m <sup>2</sup> /K (P/A=0.49)		Windows: 1.2 W/m <sup>2</sup> /K & Doors: 1.0 W/m <sup>2</sup> /K		Heating Method: ASHP & Underfloor Heating TBC		
Materials:					Exposure Rating:	Plot: 12
Walls	Roof	Windows	Doors	Fascias	Cills & RWP's	
Natural Stone White Render	Natural Stone Roof	Grey uPVC Windows	IG Steel Colour TBC	To Match Windows	Stone/Stone Cills Black RWP	
					Radon Protection: Basic Protection Required.	
					House Type Floor Area: 134m <sup>2</sup> (4B6P)	Note: Indicative typical plot shown. Refer to finishes schedule & site layout for plot specific handling & materials.

#### PRELIMINARY

Land at Beara Farm  
Landscape  
for  
Landscape Eden  
Overview

Scale: 1:100 @ A3

Drawing File: see - HTE1 - 01 - Rev f  
The Boat Shed, Michael Browning Way  
Lewes BN2 8QD  
01392 438051 mail@j-a.uk.com

#### IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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