



£385,000

JANUARY 2021: ONLY TWO PLOTS REMAINING.

PLOT 5. THE SETTLE: FIVE BEDROOM DETACHED.

POTENTIAL TO ADD AN ADDITIONAL EN-SUITE, IF RESERVED BEFORE INTERNAL WALLS GO UP.

Amount to be mortgaged after help to buy and 5% deposit: £288,750 (75% mortgage)

AS OF JANUARY 2021 AS PER GOVERNMENT GUIDELINES HELP TO BUY IS NOW ONLY AVAILABLE TO FIRST TIME BUYERS

Estimated completion date: September / October

An exclusive private road development of just fourteen 4 & 5 bedroom homes comprising of 5 different house types.

Built to the highest standards of construction with care and consideration by established local building company, these homes combine elegant style together with high specification, energy efficiency and contemporary design.

Internal floor area (excluding garage): 133 sq m / 1431 sq ft

Part exchange and help to buy will be available.

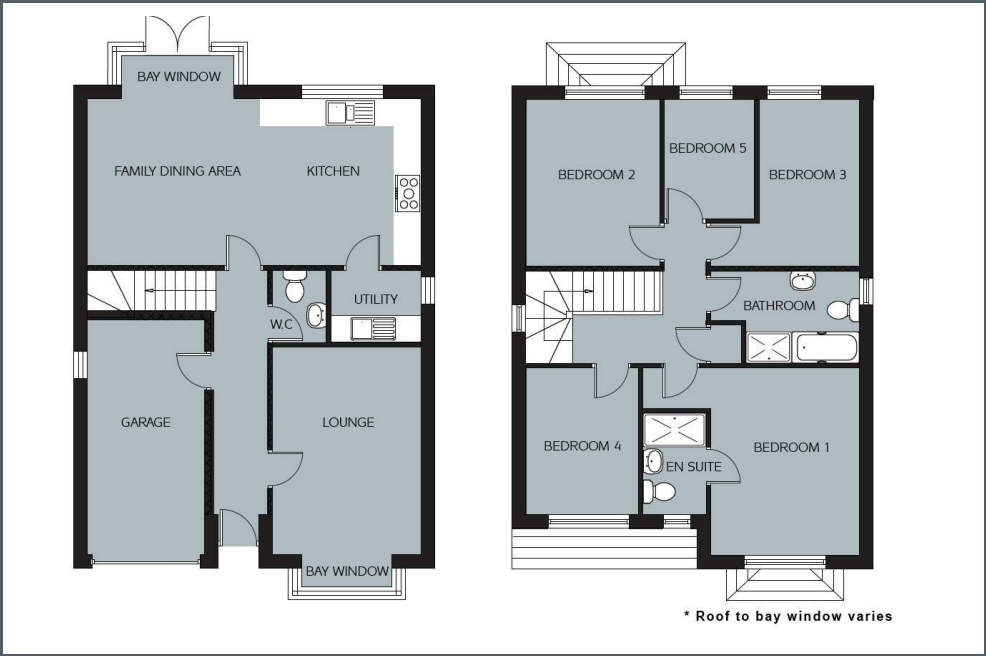
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		