



**MARVINS**  
ESTATE AGENTS



## **PLOT 4 DAIRY COTTAGES HORSEBRIDGE HILL, NEWPORT, PO30 5TJ**

**£220,000**

A brand new superior development of two and three bedroom homes enjoying fine views over the medina valley. Due for completion Autumn 2021 each property has its own parking space and patio/garden area. Benefiting from gas fired central heating and double glazing these homes come with a 10 year NHBC building warranty. Fitted out to a high standard with Howdens Kitchens including integrated hob and oven with extractor and fridge/freezer. Additional to the allocated parking spaces there will be visitors parking.

### **COWES OFFICE**

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# PLOT 4 DAIRY COTTAGES HORSEBRIDGE HILL, NEWPORT, ISLE OF WIGHT PO30

## ENTRANCE HALL

## CLOAKROOM

Pedestal wash basin. Close couple toilet with soft closing seat. Pendant light.

## KITCHEN

7'9" x 10'5" (2.381 x 3.181)

Will be supplied by Howdens - Greenwich Gloss Range or similar. Integral hob, oven, extractor and fridge freezer included. Space with plumbing, electrics and ducting for washer/dryer. Decorative LED centre spot light fitting. Gas combination boiler serving the radiators and hot water system.

## LOUNGE/DINER

14'10" x 14'6" (4.524 x 4.424)

Television cabling back to loft with provision for future sky system. Cat5E cabling for data/telephone.

## First Floor Landing

## BEDROOM ONE

8'0" x 13'9" (2.453 x 4.215)

Television cabling back to loft with provision for future sky system. Cat5E cabling for data/telephone.

## BEDROOM TWO

8'0" x 11'1" (2.453 x 3.391)

Television cabling back to loft with provision for future sky system. Cat5E cabling for data/telephone.

## BEDROOM THREE

6'5" x 7'8" (1.981 x 2.341)

Television cabling back to loft with provision for future sky system. Cat5E cabling for data/telephone.

## BATHROOM

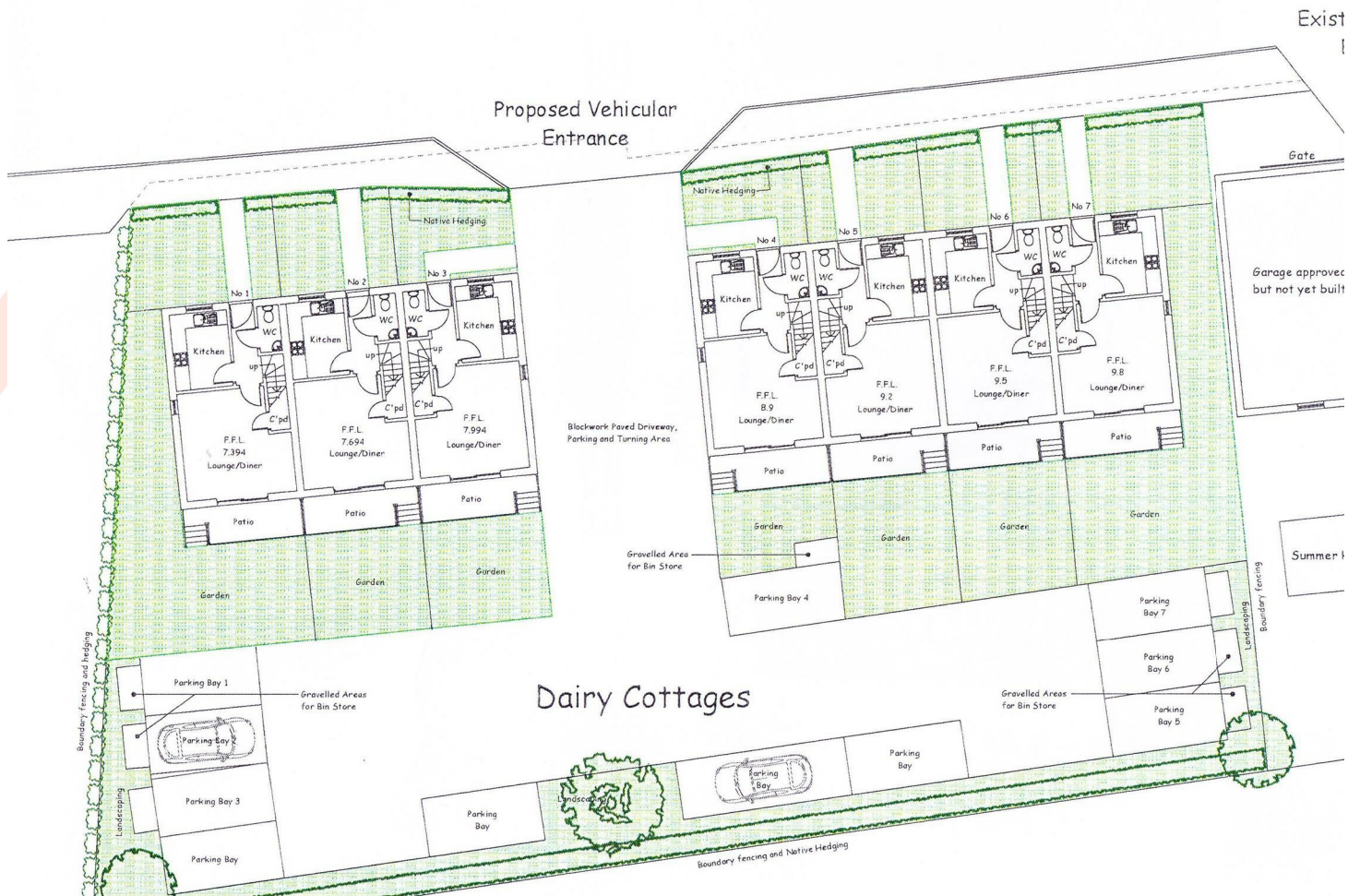
With metal bath with mixer/shower taps. Mira Mixer shower with bath screen. Pedestal wash basin. Close couple toilet with soft closing seat. LED mirror light and LED centre light fitting. LST electric towel rail.

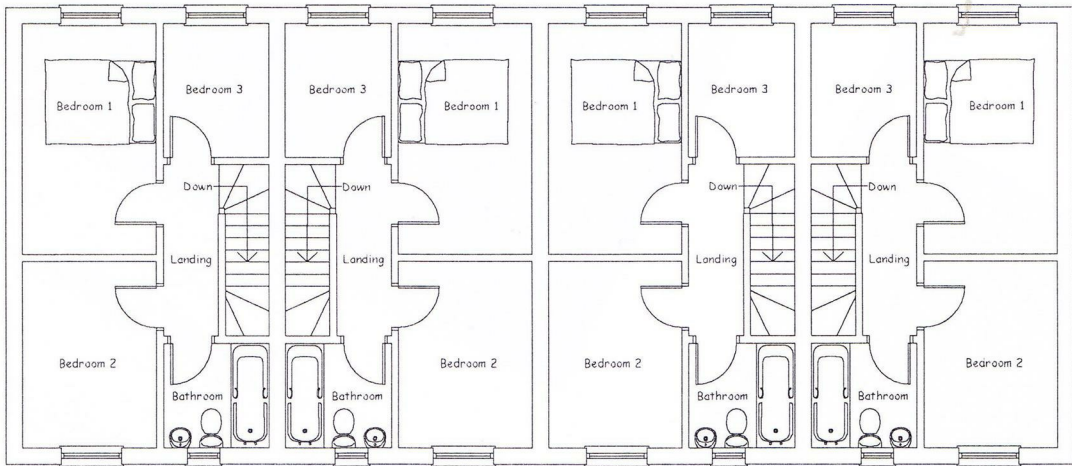
## OUTSIDE

Allocated parking space. Rear gardens.

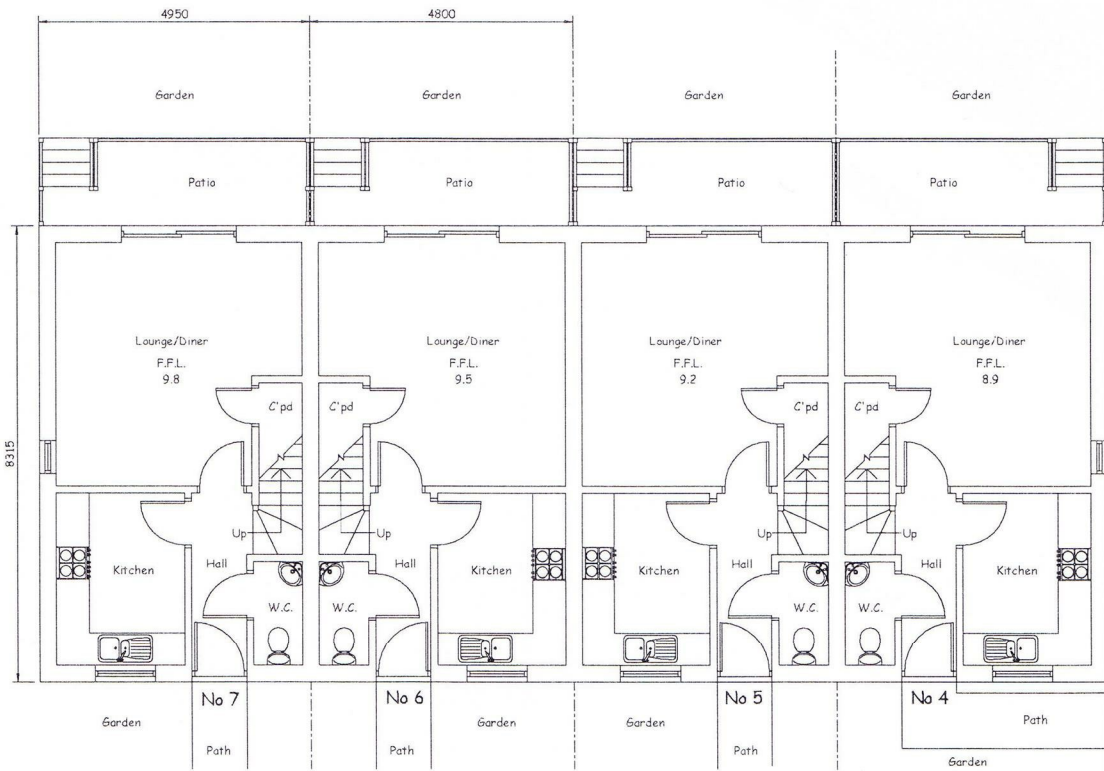
## GENERAL

Various 13amp double sockets to have integral USB ports. External light adjacent to external door.



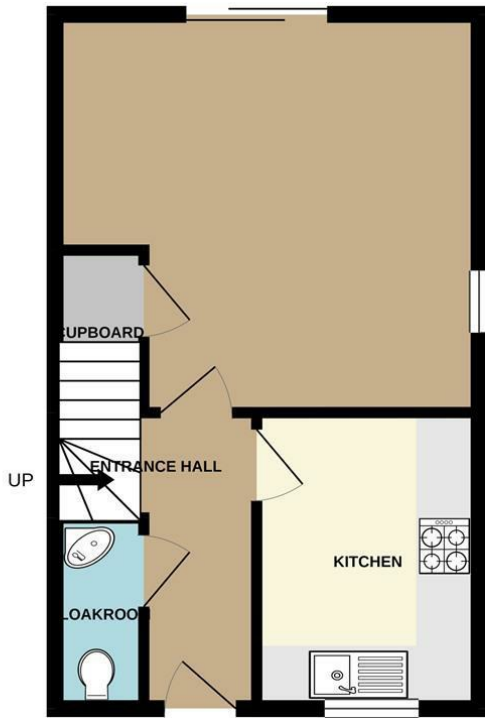


First Floor Plan

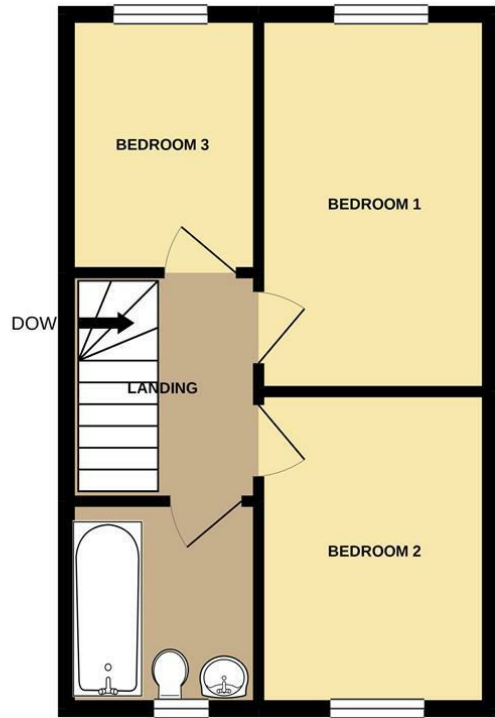


Ground Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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