

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

ENERGY PERFORMANCE RATING 'A'. This three bedroom semi detached property built in 2021 by Bellway Homes has been vastly improved to gain a unique 'A' rated energy performance certificate. The central heating system is now fired by an air source heat pump, the solar panels generate electricity and produce a surplus, the double glazed doors and windows have tinted film which helps to retain heat and reduce heat and glare in the warmer weather and there are three air conditioning units and an EV charger fitted. The property further benefits from a comprehensive range of built in kitchen appliances and offers ensuite shower room to the master bedroom. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via entrance door with obscure glazed inserts to.

Entrance Hall

Radiator, tiled floor, stairs to first floor landing, doors to.

Cloakroom

White suite comprising low flush W.C., pedestal hand wash basin, tiled splash areas, chrome effect towel radiator, tiled floor, electric extractor vent, obscure glazed window to front aspect.

Lounge/Dining Room

17' 0" max x 15' 5" max (5.18m x 4.7m)
Window to side aspect, patio doors with windows either side to rear garden, two radiators, air conditioning unit, understairs storage cupboard.

Kitchen

9' 10" x 8' 0" (3m x 2.44m) (This measurement includes area occupied by the kitchen units)
Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, upstands, built in induction hob with extractor hood over, electric double oven, integrated fridge/freezer and dishwasher, plumbing for washing machine, inset ceiling lights, tiled floor, window to front aspect.

First Floor Landing

Access to loft space with part boarding and ladder, radiator, doors to.

Bedroom One

12' 9" narrowing to 9' 0" x 10' 1" widening to 12' 3" (3.89m x 3.07m)
Window to front aspect, radiator, overstairs airing cupboard housing hot water cylinder, air conditioning unit, door to.

Ensuite Shower Room

White suite comprising double width shower enclosure, pedestal hand wash basin, low flush W.C., tiled splash areas, chrome effect towel radiator, tiled floor, inset ceiling lights, electric extractor vent, obscure glazed window to front aspect.

Bedroom Two

10' 7" x 8' 8" (3.23m x 2.64m)
Window to rear aspect, radiator, air conditioning unit.

Bedroom Three

10' 6" x 6' 4" (3.2m x 1.93m)
Window to rear aspect, radiator.

Bathroom

White suite comprising panelled bath with shower fitted over, pedestal hand wash basin, low flush W.C., tiled splash areas, chrome effect towel radiator, electric shaver point, electric extractor vent, inset ceiling lights, tiled floor, obscure glazed window to side aspect.

Outside

Rear Garden - Wooden decking, artificial grass, wooden tool shed, metal store/shed with double doors, power points, light, tap, wooden fence, gated access to front.

Front - Air source heat pump, E.V. charger, courtesy light, two parking spaces directly in front of the property.

N.B

A yearly estate service charge of £88.24 1st August 2025 - 31st July 2026 is payable. This should be confirmed by a legal representative before entering into a commitment to purchase.

The current owners advise their energy bill for 2025 was less than £400.00. The total bill for the year was £728.35 and they received a rebate of almost £400.00. This is the total energy cost for the property including car charging. This will need confirming before entering into a commitment to purchase and will be dependant on how any new occupier uses the property in the future.

Energy Performance Rating

This property has an energy rating of A. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band C (£1,999 per annum. Charges for 2025/26).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file. We are instructed to market this property by an intermediary company who are also required to carry out ID/AML and source of funds checks and will charge purchasers £49 plus V.A.T. to cover the cost of their customer due diligence.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP

