

PLOT 4 FALCON WAY, BOURNE, PE10 0FF



£290,000

- BRAND NEW FAMILY HOME
- PV SOLAR PANELS
- AIR SOURCE HEAT PUMP
- CLOSE TO AMENITIES
- EV CHARGING POINT
- FUTURE HOMES STANDARD
- CHOICE OF KITCHEN COLOURS FOR EARLY RESERVATION
- ANTICIPATED COMPLETION OCTOBER 2026
- A RATED 92
- TAX BAND UNKNOWN



PROPERTY HIGHLIGHTS

*** PLOT 4 - BRAND NEW FAMILY HOME ***

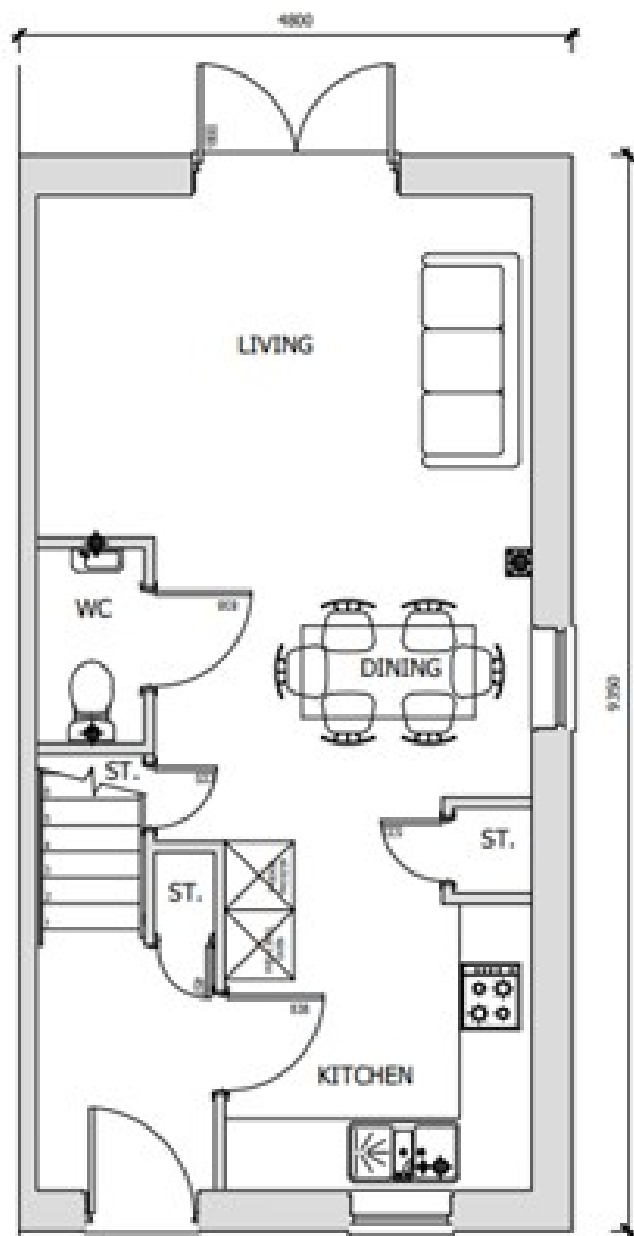
Falcon Way homes have been designed in line with Future Homes Standard principles, incorporating advanced insulation, triple glazing, solar PV panels, wastewater heat recovery (WWHR), low-carbon heating systems and EV charging provision to support high levels of energy efficiency. Independent SAP assessments undertaken by accredited energy consultants indicate that energy costs could be around 46% lower compared with a typical home built to 2013 standards. With an EPC A rating, these homes are designed to offer lower running costs, reduced carbon emissions and comfortable living throughout the year-helping create a more sustainable, future-ready home.

Energy cost comparisons are based on SAP modelling using standard occupancy assumptions and energy prices. Actual consumption and costs will vary depending on occupancy, lifestyle, appliance use, weather conditions and future energy tariffs. ASSISTED MOVE AVAILABLE ON SELECTED PLOTS - NO ESTATE AGENCY FEES TO PAY

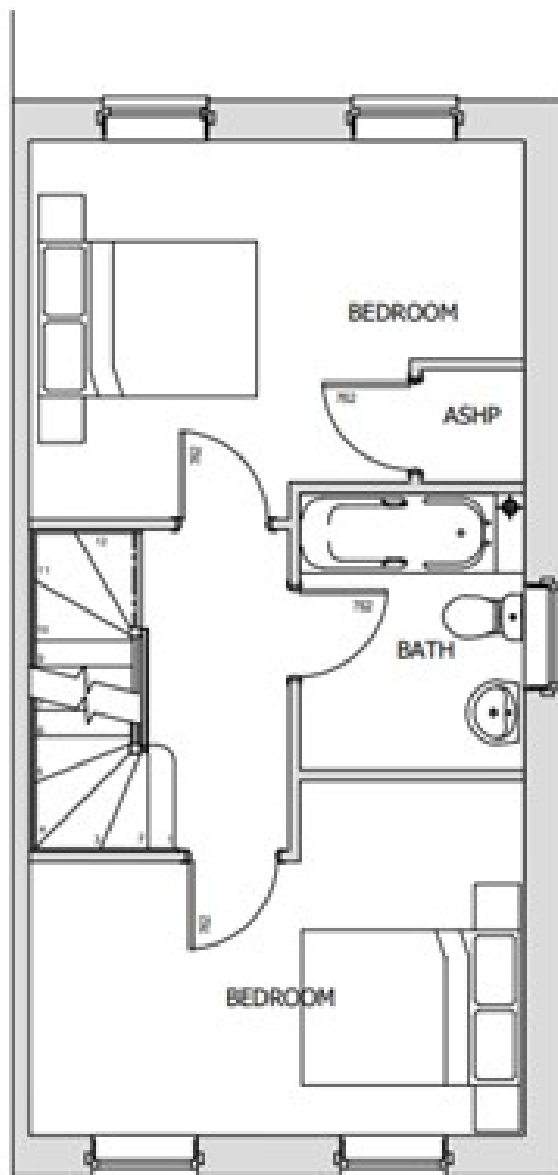
Agents Note - The star symbol indicates use of AI to digitally enhance an image. Examples may include removing temporary objects such as vehicles or personal items, adding virtual furniture to an empty space for proportion and lifestyle ideas or adjusting the sky/gardens. The property itself or it's condition are never altered. Some of the images used are to show the style of finish available and not necessarily of the specific plot.

 3 Bedrooms  2 Bathroom  1 Reception

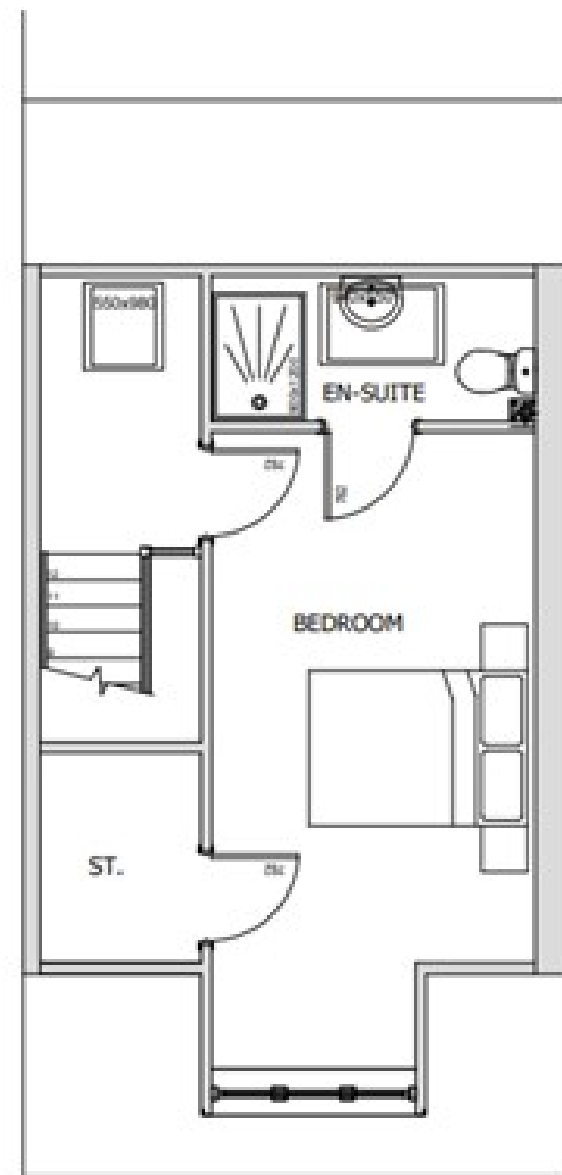




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: New Build

For the MATERIAL INFORMATION REPORT on this property select the link - 30181736

Or alternatively speak to your Rosedale agent who will be able to help you.

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

Interested in viewing this property?

0330 174 4599

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS



IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

