

38, Woodpecker Mead



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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Offered for sale on a 50% shared ownership scheme.
Built in 2020 by Bovis Homes this 3 bedroom detached home is well presented throughout and boasts off road parking to the side for two cars.

- Full sale price £400,000
- Offered in excellent condition throughout
- Living and dining room area with Karndean flooring
- Fully integrated kitchen
- Master bedroom with en-suite shower room & fitted wardrobes
- Still retaining 10 year builders warranty
- Offered with no upward chain

GROUND FLOOR

Entrance Hall

Karndean flooring. Radiator. Stairs rising to first floor accommodation with understairs storage cupboard. Alarm control panel. Doors into cloakroom, living room and kitchen.

Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin. Tiled splashbacks and ceramic tiled flooring. Obscure double glazed window to front.

Living Room

16' 4" x 11' 2" (4.98m x 3.40m) Double glazed walk-in bay window to front. Karndean flooring. Two radiators. Open plan to:

Dining Room

9' 8" x 7' 10" (2.95m x 2.39m) Karndean flooring. Radiator. Double glazed french doors opening onto the rear garden. Door into:

Kitchen

A range of wall and base units with wood effect worksurfaces and upstands. Inset stainless steel one & half bowl sink with drainer and swan neck mixer tap over. Fitted electric oven and gas hob with glass splashback and stainless steel extractor hood over. Integrated fridge/freezer, washing machine and dishwasher. Wall mounted gas boiler enclosed in cupboard. Ceramic tiled flooring. Radiator. Double glazed window to rear. Door to side providing access to rear garden.



FIRST FLOOR

Landing

Access to partially boarded loft space with light. Large cupboard with shelving. Doors to all rooms.

Bedroom 1

14' 9" x 10' 8" (4.50m x 3.25m) Double glazed window to front. Radiator. Built-in double wardrobe. Door into:

En-Suite Shower Room

Three piece suite comprising double shower cubicle, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls and ceramic tiled flooring. Heated towel rail. Extractor. Shaver point. Obscure double glazed window to front.

Bedroom 2

11' 3" x 9' 0" (3.43m x 2.74m) Double glazed window to rear. Radiator.

Bedroom 3

9' 8" x 6' 7" (2.95m x 2.01m) Double glazed window to rear. Radiator.

Bathroom

Suite comprising panel enclosed bath with mains shower over and glass side screen, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls and ceramic tiled flooring. Heated towel rail. Extractor fan. Shaver point.

OUTSIDE

Front Garden

Shingled garden laid to shrubs with central pathway to front door.

Parking

Driveway providing off road parking for two cars with electric car charging point.

Rear Garden

Laid mainly to lawn with large paved patio area. Cold water tap. Paved tapered split level side garden with power point and timber shed to remain.

AGENT NOTE:

There is a service charge associated with this property of £58.12 per month for the upkeep of communal areas on the development. In addition the current rent per month payable to Sage Housing for the 50% share is £431.30 (we await confirmation of this amount).

The images used in this brochure are from when the property was sold in 2020 - updated pictures to follow.

We advise any buyer to check this information with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

