

Established



1816



2 Hamlyn's Yard, Castle Street, TQ9 5NU

£325,000

Rendells - Totnes
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Conveniently positioned with excellent access to the town centre and railway station, this semi-detached three bedroom house is in the process of construction and offers well proportioned accommodation.
DRO1722

DESCRIPTION

2 Hamlyn's Yard is presently under construction, which means that the successful purchasers could work together with the developer to influence the choice of sanitary ware and kitchen fittings. The property is already up to roof level, so it is easy to envisage that this will be a handsome and well proportioned family house. Triple glazing will be installed together with under-floor heating, ensuring a comfortable home. Other features of note include the westerly facing rear courtyard, first floor balcony and parking space. The energy efficiency rating SAP is A, an efficient and environmentally friendly property.

SITUATION

The railway station that is sited on the mainline linking Penzance with London Paddington is within easy walking distance, as is KEVICC. The town centre is also close by.

ACCOMMODATION

From the pathway at the side of the property a door opens to the:-

ENTRANCE HALL

From here a staircase leads up to the first floor and a door opens to the:-

CLOAKROOM/W.C.

LIVING ROOM

Here there are three windows to a room which stretches across the full width of the property and provide plenty of natural light.

KITCHEN/DINING ROOM

As indicated, at this stage of the construction, the successful buyers will be able to influence the choice of kitchen units in conjunction with the developer. This room also runs the full width of the property and has a window and doors leading out to the rear courtyard.

FIRST FLOOR

BEDROOM ONE

This has an ensuite shower room and doors leading out to the full width balcony.

BEDROOM TWO

The window in this room is to the front elevation.

BEDROOM THREE

Window to the rear.

MAIN BATHROOM/W.C.

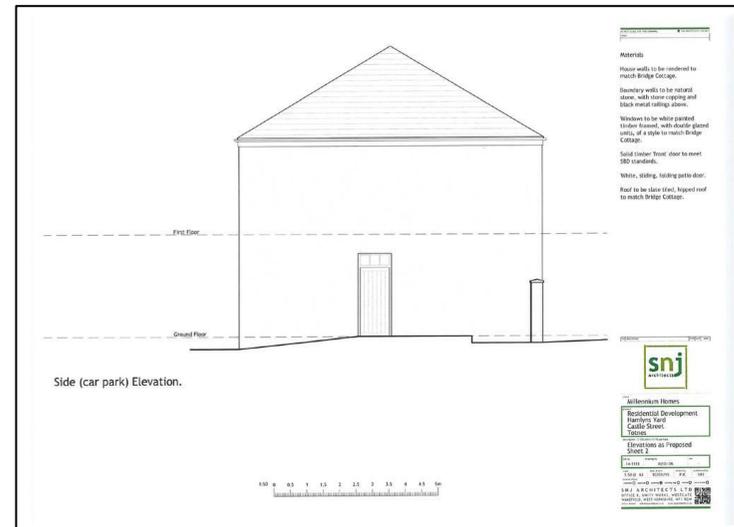
Once more, the choice of the fittings at this stage can be discussed with the developer.

OUTSIDE

There is the previously mentioned balcony and an enclosed courtyard at the rear. Allocated parking space.

DIRECTIONS

From the roundabout by Morrisons filling station, take the A381 signposted Kingbridge. Immediately before the railway bridge turn left onto Castle Street and No 2 Hamlyn's Yard will be found on the right hand side.



SERVICES

Mains electricity, water and drainage.

NOTE

The developer is registered with the Government's Help to Buy Scheme.

Council Tax

Council tax band

Energy Performance Certificate

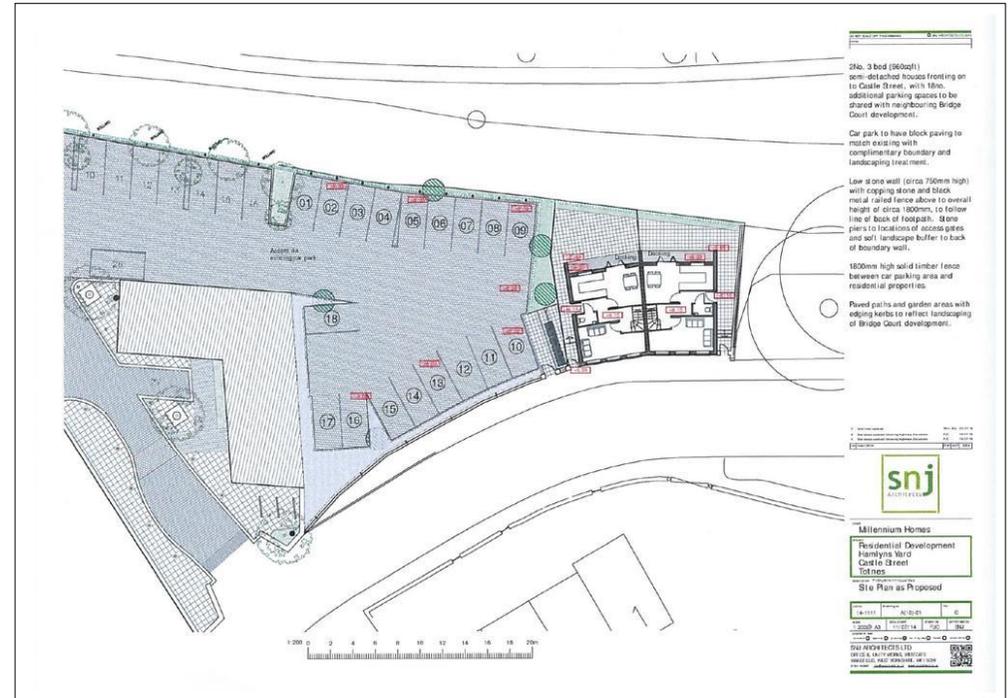
SAP Rating 'A'

Viewing

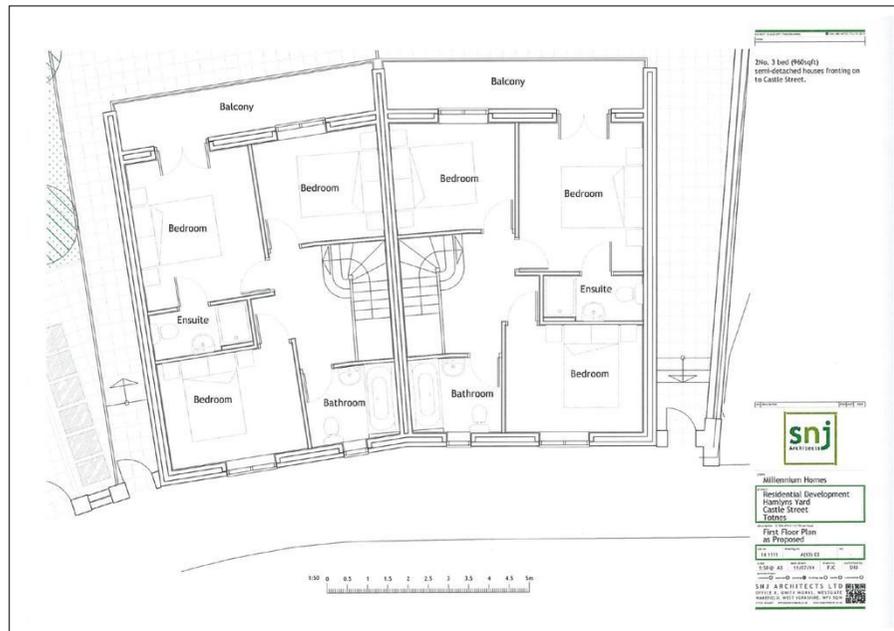
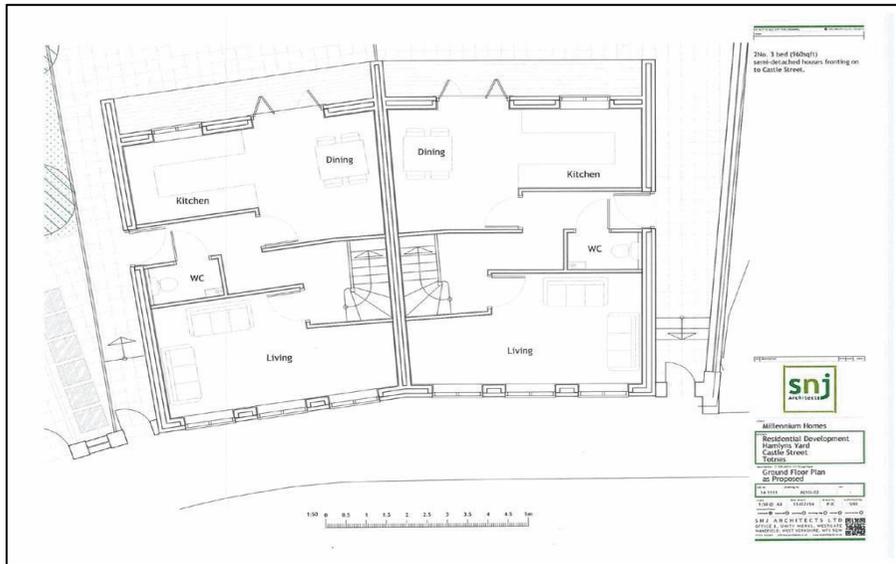
By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

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Floor Plan



Consumer Protection from Unfair Trading Regulations 2008

1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.

2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.

3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.

4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

5) Any area measurements or distances referred to herein are approximate only.

6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.

8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.