

St. Mary's Village

ROSS ON WYE, HEREFORDSHIRE




A collection of 2 & 3 bedroom houses
available for Shared Ownership

A home of your own

Site Plan



Key

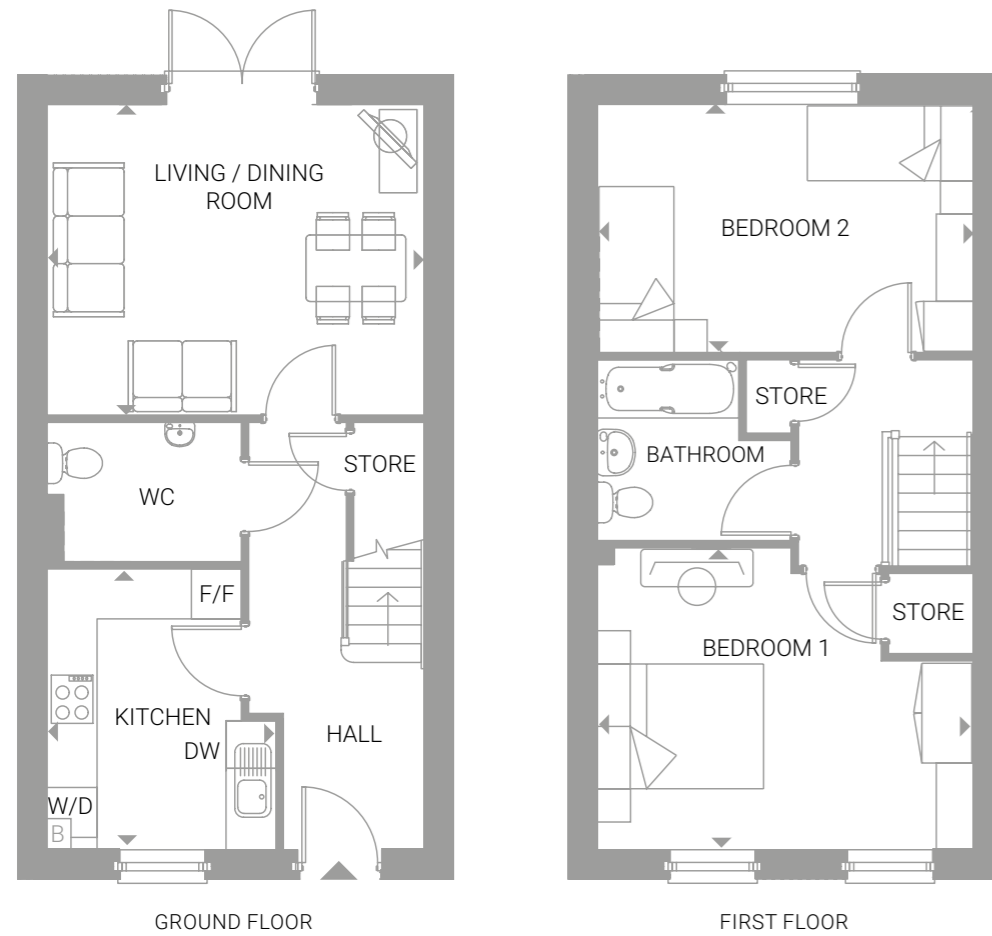
-  Two Bedroom Houses
-  Three Bedroom Houses
-  LGAH Rented Homes



Two Bedroom Houses

Plots 102*, 103* & 104

* Plots 102 & 103 are handed to plans drawn



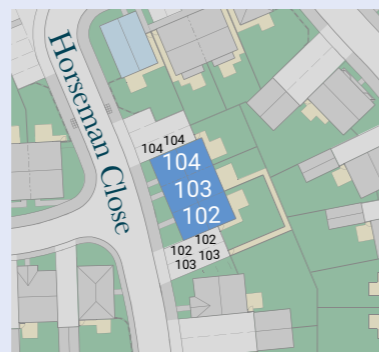
Key

FF - SPACE FOR FRIDGE/FREEZER W/D - SPACE FOR WASHER / DRYER DW - SPACE FOR DISHWASHER B - BOILER

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

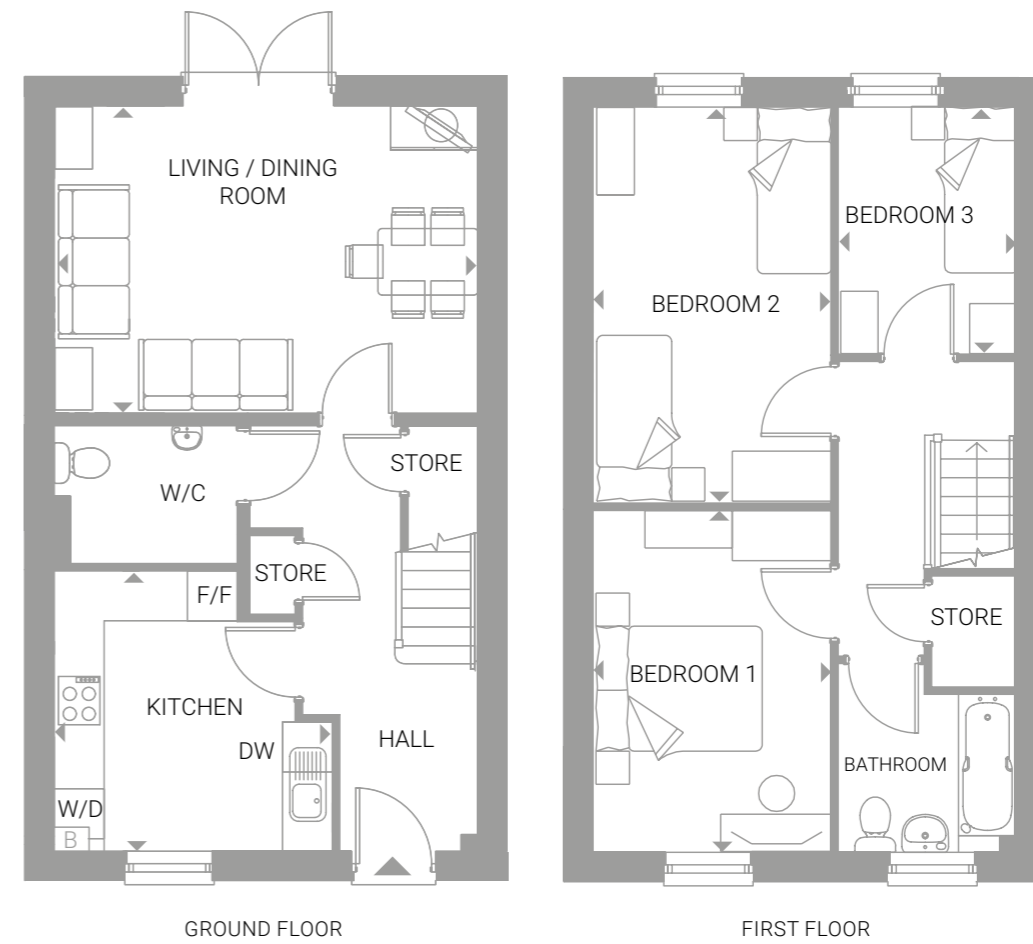
Dimensions	TOTAL AREA: 82.5 SQ M 888 SQ FT			
	Length	Width	Length	Width
Living/ Dining Room	4.58m x 3.77m	15' 0" x 12' 4"		
Kitchen	3.41m x 2.79m	11' 2" x 9' 2"		
Bedroom 1	4.58m x 3.67m	15.0" x 12' 0"		
Bedroom 2	4.58m x 3.02m	15' 0" x 9' 11"		



Three Bedroom Houses

Plots 98* & 99

* Plot 98 is handed to plans drawn



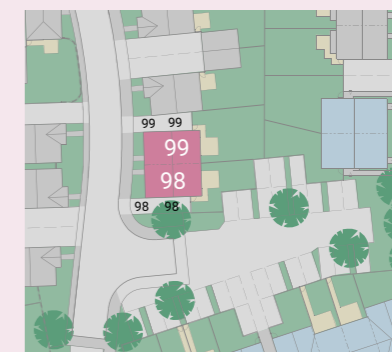
Key

FF - SPACE FOR FRIDGE/FREEZER W/D - SPACE FOR WASHER / DRYER DW - SPACE FOR DISHWASHER B - BOILER

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

Dimensions	TOTAL AREA: 92.6 SQ M 997 SQ FT			
	Length	Width	Length	Width
Living/ Dining Room	5.14m x 3.74m	16' 10" x 12' 3"		
Kitchen	3.41m x 3.38m	11' 2" x 11' 1"		
Bedroom 1	4.15m x 2.90m	13' 7" x 9' 6"		
Bedroom 2	4.80m x 2.90m	15' 9" x 9' 6"		
Bedroom 3	3.01m x 2.18m	9' 10" x 7' 2"		



Specification



CGI dressed representation of a living room area in an actual home at St Mary's Village

Kitchen

- Contemporary kitchen with brushed chrome handles
- Soft close and cutlery tray included
- Laminate worktops and matching upstands
- Brushed steel splashback to hob
- Franke stainless steel sink with Bristan chrome mixer tap
- Electric single oven, ceramic hob and integrated hood
- Space for fridge/freezer
- Space and plumbing for washing machine
- Removable base unit with plumbing for dishwasher installation
- Integrated eco bin
- Gas combination boiler in housing

Cloakroom

- Contemporary white Roca close coupled toilet and basin with Bristan chrome taps
- Splashback tiling to basin

Bathroom

- Contemporary white Roca bathroom suite with thermostatic shower over bath and glass shower screen
- Porcelanosa full height wall tiling to bath and shower area with splashback tiling to basin
- Bristan chrome mixer tap to basin
- Chrome heated towel rail
- Mirror

Flooring

- Vinyl flooring to kitchen, bathroom and cloakroom
- Carpet to hall, stairs, landing, lounge/diner and bedrooms

General

- Ceilings painted in matt white, walls painted in natural hessian
- Architraves and skirtings painted white
- White six panel internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- Wardrobe to master bedroom
- UPVC double glazed windows
- Two parking spaces
- NHBC 12 year build warranty

Electrical

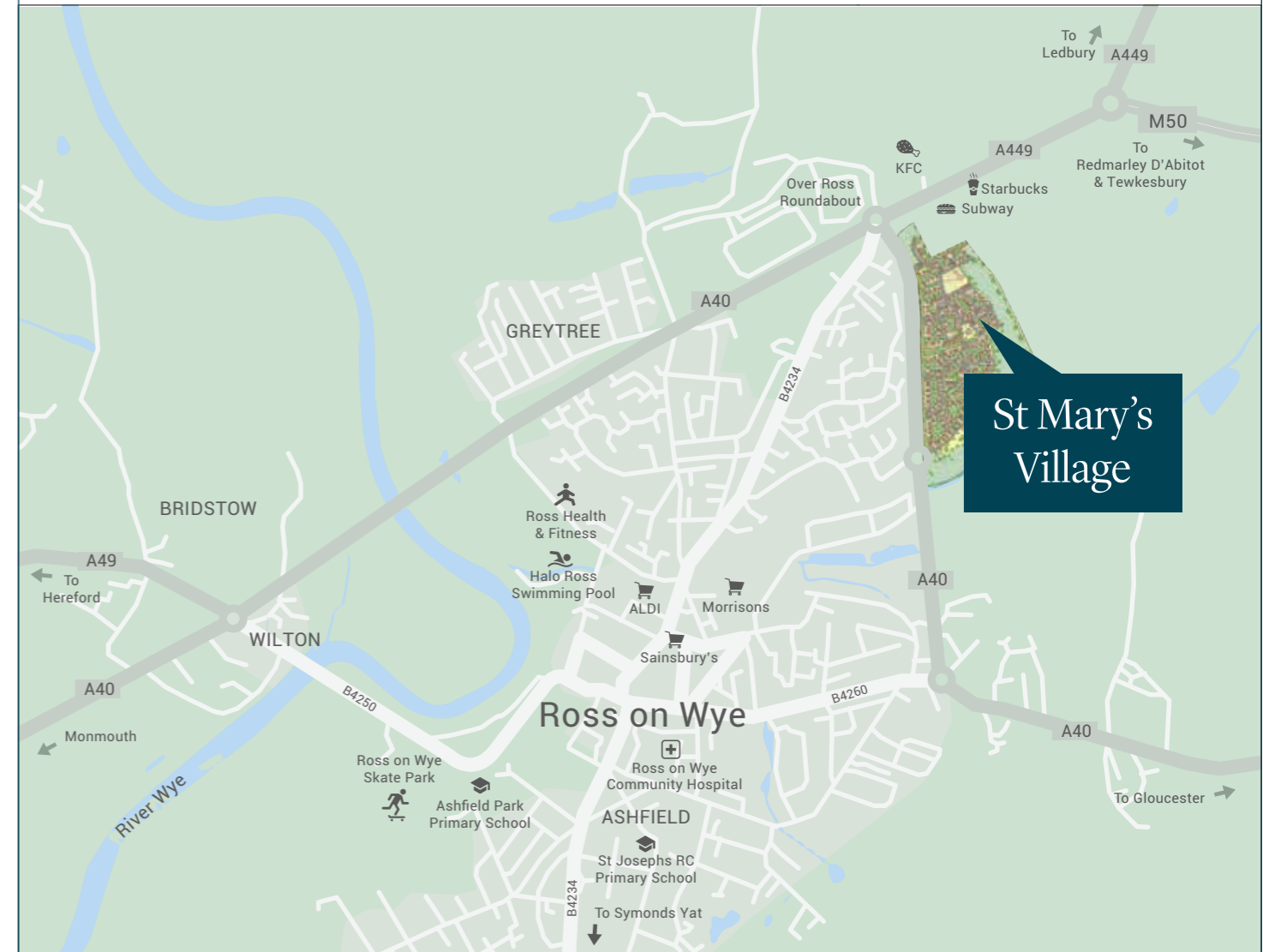
- Door bell
- Track light to kitchen
- Light to bathroom
- Pendant lighting to hall, landing, lounge/diner and bedrooms
- White sockets and switches throughout
- Shaver socket to bathroom
- BT and TV point to lounge
- Smoke detector and carbon monoxide detector
- Extractor fan to cloakroom and bathroom

External

- Paved patio area
- Turf to rear garden
- Outdoor light to front and rear elevations
- 1.8m high timber fencing to rear gardens
- Outside tap

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.

How to find us



St. Mary's Village

ROSS ON WYE, HEREFORDSHIRE HR9 7WQ

Call to book an appointment

 01989 548 636

 landgah.com/st-marys-village



