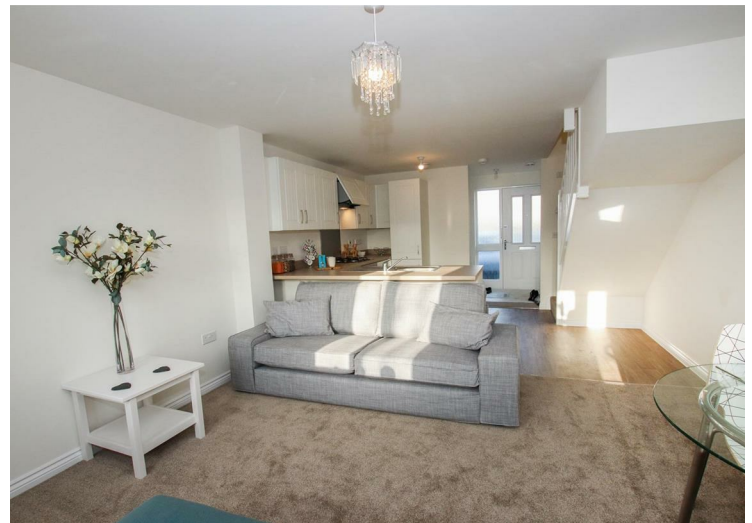


Bishops Copse, Bambury Street, Talke, Stoke-On-Trent, Staffordshire, ST7 1GL



Leasehold 50% Shared ownership £73,750

**** This Exciting New Development Offered With 50% Shared Ownership ! **** Bob Gutteridge Estate Agents are delighted to be instructed to act as the marketing agents for this exciting new build development in Bishops Copse, Talke. The development is ideally placed for access to local shops, schools and amenities as well as providing ease of access to both the A34 & A500. These desirable town houses offer a modern open plan layout of accommodation which in brief consists of entrance lobby, downstairs w.c., beautiful open plan fitted kitchen / diner / lounge and to the first floor are two double bedrooms along with a modern first floor bathroom. Externally the frontage has been landscaped with a tarmac driveway providing off road parking for two vehicles and to the rear the property offers an enclosed rear yard. This beautiful home is being sold with various purchase offers from as little as 25% up to 75% on the shared ownership scheme. (Terms and conditions apply)

ENTRANCE LOBBY

With double glazed frosted front access door with double glazed frosted panels to sides, pendant light fitting, battery and mains smoke alarm, two power points, double doors reveal built in storage cupboard providing ample domestic hanging and storage space etc. plus electricity consumer unit and access leading off to;

DOWNSTAIRS W.C. 1.47m x 1.22m (4'10" x 4'0")

With Upvc double glazed frosted window to front with inset Georgian pattern, extractor fan, pendant light fitting, a white suite comprising of low level dual flush w.c., pedestal sink unit with chrome mixer tap above, ceramic splashback tiling, single panelled radiator and vinyl cushion flooring.



SPACIOUS OPEN PLAN LOUNGE / KITCHEN / DINER 6.43m x 3.96m (21'1" x 13'0")

With composite double glazed rear access door, Upvc double glazed window to rear, two pendant light fittings, heat detector, extractor fan, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood effect with matching up-stands, built in stainless steel sink unit with chrome mixer tap above, built in Zanussi brushed stainless steel hob unit with Zanussi oven beneath plus extractor hood above, brushed stainless steel splashback, vinyl cushion flooring, kick board heater, space for fridge / freezer, spurs for appliances, double panelled radiator, t.v. aerial socket, BT telephone points (Subject to usual transfer regulations), thirteen power points and stairs lead off to;



FIRST FLOOR LANDING

With battery and mains smoke alarm, pendant light fitting, power point, access to loft space, single panelled radiator and door leads off to;

FIRST FLOOR BATHROOM 2.01m x 1.85m (6'7" x 6'1")

With globe light fitting, extractor fan, single panelled radiator, a white suite comprising of low level dual flush w.c., pedestal sink unit with chrome mixer tap above, panelled bath unit with glazed shower screen plus thermostatic direct flow shower, ceramic splashback tiling and vinyl cushion flooring.



BEDROOM ONE (REAR) 3.96m x 3.00m (13'0" x 9'10")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, t.v. aerial socket, six power points and door leads off to built in storage cupboard providing ample domestic hanging and storage space etc.



BEDROOM TWO (FRONT) 3.96m reducing to 2.87m x 2.59m (13'0" reducing to 9'5" x 8'6")

With two Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, double panelled radiator and six power points.



EXTERNALLY

FORE GARDEN

With tarmac driveway providing off road parking for two vehicles and flagged pathways providing access to the front of the property.

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing with flagged area providing ample patio and sitting space etc., timber gate providing pedestrian access to the rear of the property.



Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

NHBC

This is a new home with a NHBC warranty. NHBC is the UK's leading standard-setting body and provider of warranty and insurance for new homes. Buildmark is the name of the 10 year warranty. To offer Buildmark cover, homes are required to build in accordance with the NHBC Standards which provide a benchmark for acceptable levels of design, material specification and workmanship for newly-built homes registered with NHBC.



SITE PLAN



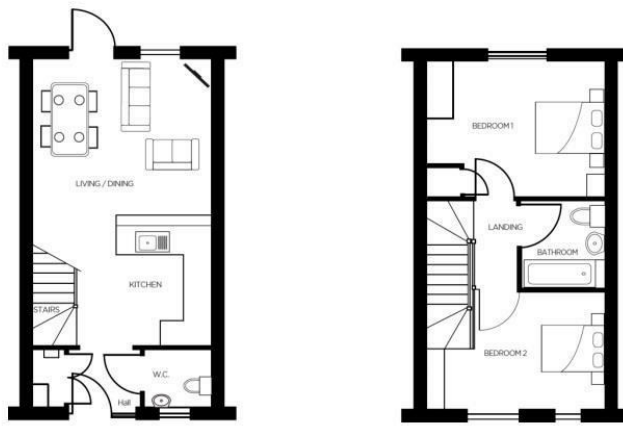
HELP TO BUY

A branch of the Help to Buy scheme, Shared Ownership is a way to buy a brand new property, allowing you to part-buy, part-rent your home.

The initial share you buy will usually be between 25% and 75% of the full property price and is tailored to your needs, making it affordable now and in the future.

You can increase your shares in your home - known as 'staircasing' - which then decreases the amount of rent you pay. If you staircase to 100% ownership, there is no rent to pay.





Energy Efficiency Rating

Environmental Impact Rating



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm