Mount Sandford Green

BARNSTAPLE

The Amethyst, 3 Bedroom Detached Home - Evergreen Way

3 BEDROOM FAMILY HOME

Save on your utility bills with this energy efficient home where Solar PVs, Air Source Heat pump and electric car charger come as standard.

Situated at the end of a small cul-de sac at Mount Sandford Green, the Amethyst offers a fantastic opportunity to acquire a spacious, contemporary home situated in one of the most sought after areas of Barnstaple.

This impressive 3 bedroom detached house has an attached single garage and additional driveway parking. The ground floor, with underfloor heating throughout, includes a kitchen diner and separate living room which opens out to the garden via aluminium bi fold doors.

Moving upstairs you will find three double bedrooms, 2 ensuite plus an additional family bathroom.

The generously appointed kitchen includes an induction hob with extractor, integrated dishwasher, washer/dryer, fridge freezer, oven and microwave. An acrylic worktop also comes as standard.

Roca sanitary ware, brushed steel electrical fittings, LVT flooring to the ground floor and carpets to the first floor all come as standard and the property has a 10 year warranty with Advantage.

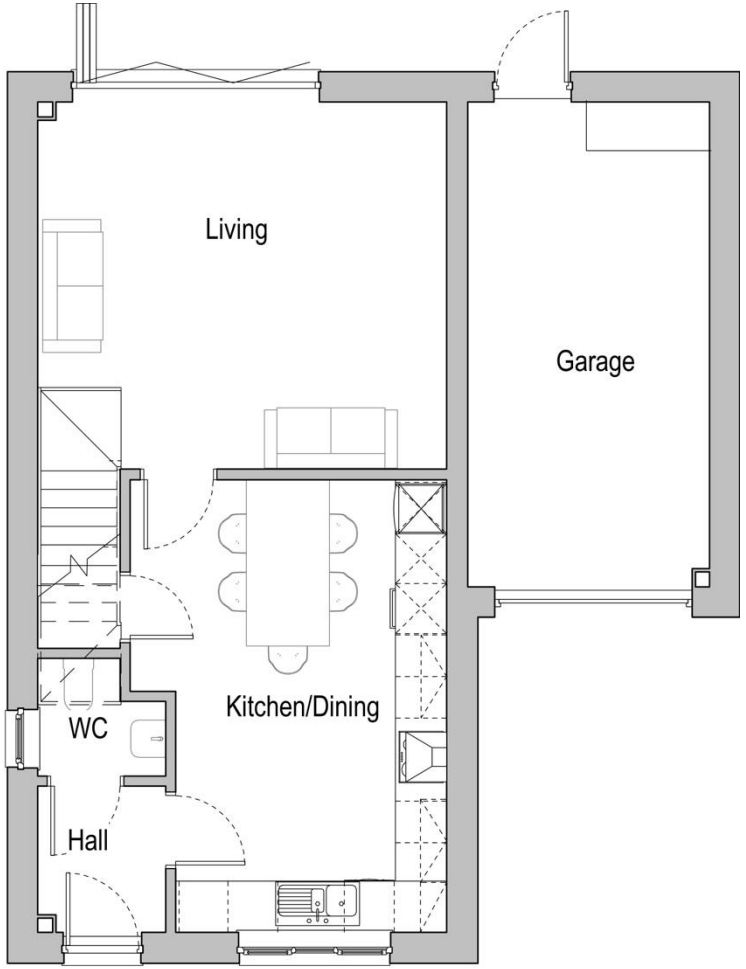
With its unique, exciting and contemporary design the purchaser will achieve 'modern living naturally' in the heart of North Devon.

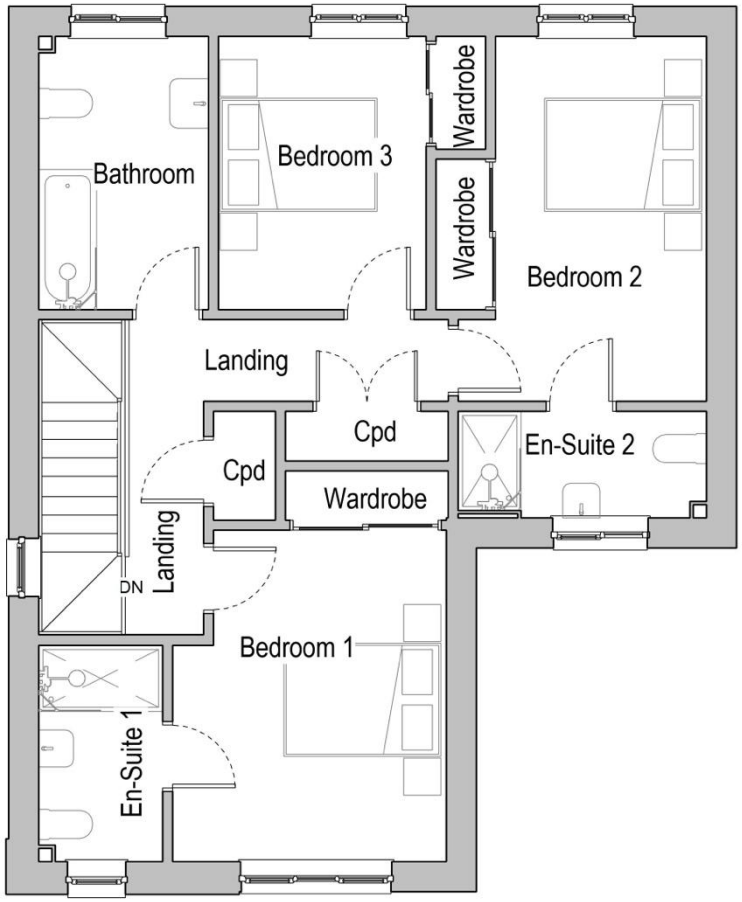
**Choice of kitchen and carpet finishes available subject to stage of construction. Additional charges may apply.*

**Please note all Computer Generated Images (CGIs) are illustrative only. Certain landscaping features, fixtures and fittings are not included please see the specification sheet included in the Brochure.*

BRIGHTS
ESTATE AGENTS

The Amethyst, 3 Bedroom Detached Home – 11 Evergreen Way (GIA ex Garage 114m²)





Living					
4.84m	x	4.38m	15' - 10"	x	14' - 4"
Kitchen/Dining					
3.73m	x	5.41m	12' - 2"	x	17' - 9"

Bedroom 1					
3.23m	x	3.97m	10' - 7"	x	13' - 0"
Bedroom 2					
2.51m	x	4.38m	8' - 3"	x	14' - 4"
Bedroom 3					
2.51m	x	3.27m	8' - 3"	x	10' - 8"

Dimensions are on approximate useable space and are intended to be indicative only, purchasers are advised to check all details, dimensions and specifications prior to instructing solicitors.

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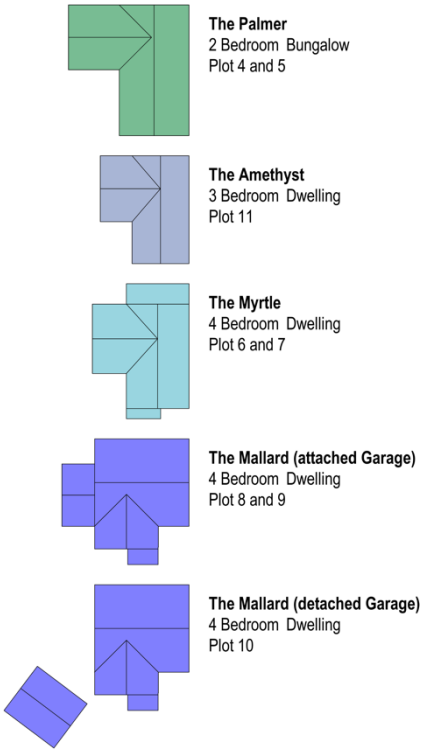

AN EXCLUSIVE DEVELOPMENT

Evergreen Way is an exclusive cul-de sac and follows the hugely successful previous phases at Mount Sandford Green: Aquamarine Drive, The Lawns and Garden Green. The development holds an enviable position in Newport on the edge of Barnstaple with easy access to local amenities.

Newport is a sought after suburb of Barnstaple and offers excellent amenities. There is also a medical centre, dental surgery, public house and cycle link to Newport, Barnstaple and wider North Devon area.

Barnstaple, the regional centre of North Devon, is only a few minutes drive away, located along the banks of the rivers Taw and Yeo and offers an excellent range of business and leisure facilities including Green Lanes shopping centre, live theatre, leisure and tennis centre. From Barnstaple there is a train service to Exeter and the dramatic North Devon coast is some 7 to 10 miles from the doorstep.

The Amethyst – High Specification and ENERGY EFFICIENT as Standard

SPECIFICATION

GREEN ENERGY AT ITS HEART

Solar PVs fitted as standard	✓
Air source heat pump	✓
Electric car charger fitted as standard	✓
Anticipated A EPC rating*	✓

KITCHEN

Fully fitted kitchen**	✓
Acrylic worktops and matching upstand**.	✓
Integrated 60cm oven	✓
Integrated microwave and grill	✓
Induction Hob 60cm with extractor hood	✓
Integrated fridge/freezer 70:30	✓
Integrated dishwasher	✓
Integrated washer/tumble dryer	✓

LIGHTING & ELECTRICAL

BT Fibre network to the premises	✓
Brushed steel fittings as standard	✓
LED downlights in Kitchen area, bathrooms & ensuites	✓
Ceiling rose as standard in Living room and bedrooms	✓
TV points in Living room and all bedrooms	✓
Internet ports in Living room and all bedrooms	✓
USB ports in Kitchen Living room and all bedrooms	✓
External wall lights to front door and rear of property	✓
External power socket	✓

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The Amethyst – High Specification and ENERGY EFFICIENT as Standard

SPECIFICATION

INTERNAL FINISHES	
Light oak veneer doors with contemporary door furniture	✓
LVT flooring to kitchen and living room, bathroom and ensuites, carpet to bedrooms**	✓
White emulsion to internal walls and ceilings, White woodwork	✓
Built in wardrobes to all bedrooms	✓
HEATING	
Air source heat pump	✓
Underfloor heating throughout ground floor and radiators with individual TRVs to first floor	✓
GENERAL	
Powder coated, aluminium bi-fold doors from Living room	✓
uPVC double glazed casement windows	✓
Composite front door with bell, letter plate and security chain	✓
10 year warranty with Advantage	✓
EXTERIOR	✓
Electric garage door with remote control opening	✓
uPVC fascias, soffits and rain water goods	✓
Brickpaved driveway	✓
Timber fence to rear	✓
Paved patio area to the rear.	✓
Planting and/or turf to front garden. Topsoil to rear garden	✓

*subject to final assessments **Choice of kitchen door styles, door colours, worktops, handles, LVT, carpets and tiles all possible subject to stage of construction. Purchasers will be required to confirm any specification changes in writing directly with the supplier. Additional charges may apply

Specification may be amended at any time without notice. Please check specific plot details with Brights in writing prior to reserving your home, particularly on items which are most important to you and ensure you confirm any specification requirements not stated above in writing through your solicitors prior to exchanging contracts. Drawings and CGI photos are illustrative, in particular in relation to landscaping features, general outlook, fittings and fixtures. Fixtures, fittings and landscaping features are not included unless stated above. The number and position of PVs is also subject to change.

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LOOSEMORE
CHARTERED BUILDING COMPANY

G Loosemore & Son Ltd is a chartered building company which stands for quality and professionalism. Loosemores, as the company is affectionately known, was established in 1914 in Barnstaple and is the longest established building company in North Devon, which continues to be run by the Loosemore family.

Andrew is the Managing Director and is the fifth generation of the family running the business. He has a professional team around him including his fellow directors Nick and Mark who all combine to bring you an excellent finish.

You will see that attention to detail shines through in this development. The company has a loyal and reliant workforce who work closely with Andrew and his management team to provide exceptional homes.

Registered office: Loosemore House, Brannam Crescent, Roundswell Business Park, Barnstaple, Devon, EX31 3TD. Registered No

Exclusively designed by local chartered architects

WOODWARD SMITH
CHARTERED ARCHITECTS

For more Information contact our exclusive agents

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Telephone: 01237 473241
Email: info@brightsofbideford.co.uk
Website: https://brightsofbideford.co.uk

Modern living naturally

AGENTS NOTE: 1979 Estate Agents Act – Under the terms of the aforementioned legislation prospective purchasers should note that a director of the vendor of this property is related to a member of our staff (and therefore defined as being a connected person).