



The Old Market, Beeston

Malpas

Plot 17

16 Ranaulf Drive

Beeston

Tarporley

CW6 9ZB

£699,950



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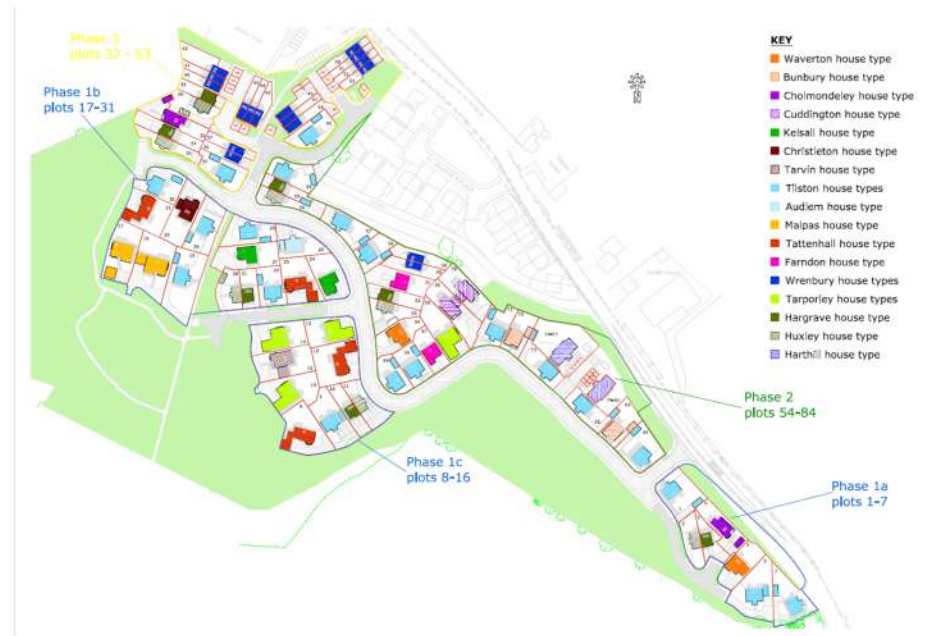


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www.eatonhomes.co.uk

Welcome to The Old Cattle Market

Here at Eaton Homes, we strive to provide the best in modern house building, and pride ourselves in impeccable customer service. In total, 84 units comprise a mix of two, three, four and five bedroom houses, as well as some one bedroom apartments. There is lots of green space, including an outdoor playing area for use by residents and family members. We are of the view that homes are much more than a roof with fixtures and fittings, the immediate surroundings, space, views and layout are all part of what we think makes the difference between a house and a home



Plot 17 - Property Information & Specification

- Fairford Navy units and upstands
- White Marble Quartz worktop, upstand and drainer grooves, glass splashback to hob
- Bosch appliances includes- Built in oven, integrated microwave and integrated dishwasher
- Integrated Bosch Fridge Freezer
- Lamona white double undermount kitchen sink
- Views of 3 acres of field and mature woodland
- Light and power socket to garage
- 1x Up & Down light to rear elevation (external)
- 1x Up & Down light to front elevation (external)
- 1x Cold Water outside tap
- Extended tarmac driveway
- Electric double garage
- Turfed front and rear garden

& Lots more, please request a full specification list from Eaton Homes

Fitted Upgrades

- Parquet flooring throughout hallway, living room, dining room and study
- Porcelanosa Wall and Floor tiles to wet areas
- Daytona Oak Doors
- Hard wired house alarm
- Blinds fitted throughout
- Luxury carpet fitted to stairs, landing and bedrooms



*images for illustrative purposes only

Accommodation *

Ground Floor

Entrance Hall
Cloakroom/WC- 5'2" x 4'9"
Living Room 19'11" x 12'5"
Kitchen/Family Room 24'10" x 15'1"
Utility- 7'1" x 5'3"
Dining Room- 14'8" x 13'5"
Study- 12'6" x 6'6"

First Floor

Bedroom 1 14'6" x 12'5"
En-suite 9'1" x 6'10"
Bedroom 2 12'1" x 10'9"
En-suite 9'1" x 5'1"
Bedroom 3 17'6" x 9'4"
Bedroom 4 12'1" x 9'2"

Bedroom 5- 12'1" x 8'0"
Family Bathroom- 9'3" x 8'2"

Double Garage- 19'1" x 18'0"

*sizing is approximate



General Information

Viewing

Viewings are available Monday-Friday 9am-3pm. Our showroom is open Saturday & Sunday 10am-4pm.

Services

Mains- Water and Electricity. LPG Gas

Management Charge

There will be a Management Charge to cover the common areas and utilities which will be £950 + VAT per annum

Tenure

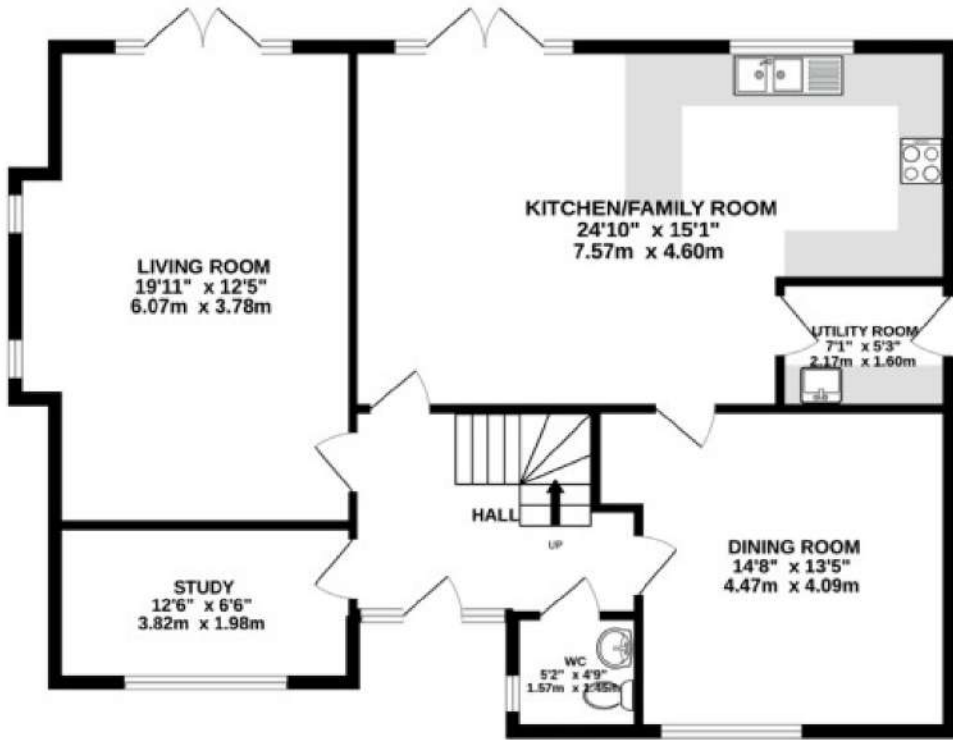
The tenure is freehold, which will be verified through solicitors.

Reservation and Deposits

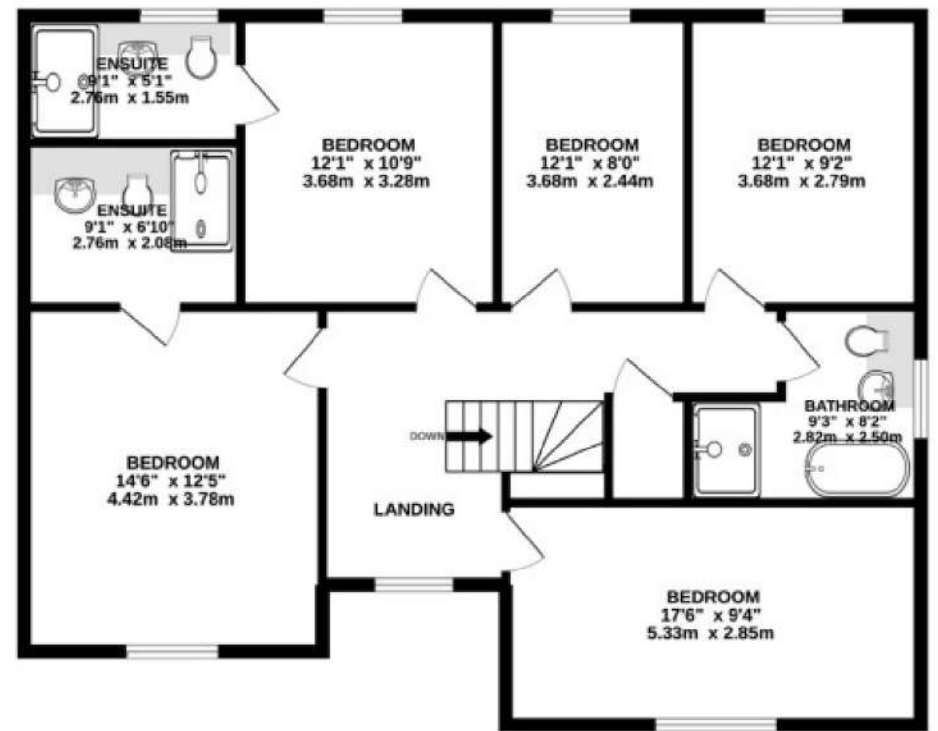
There is a £3,000 non-refundable reservation fee, subject to terms and conditions. We will require identification documentation before we are able to issue Sales Memorandums, confirming the sale in writing.



GROUND FLOOR
1041 sq.ft. (96.8 sq.m.) approx.



FIRST FLOOR
1035 sq.ft. (96.2 sq.m.) approx.



Contact Us

info@eatonhomes.co.uk

01829 824044

www.eatonhomes.co.uk

Where to Find Us

Old Cattle Market, Whitchurch Road, Beeston,
CW6 9NZ

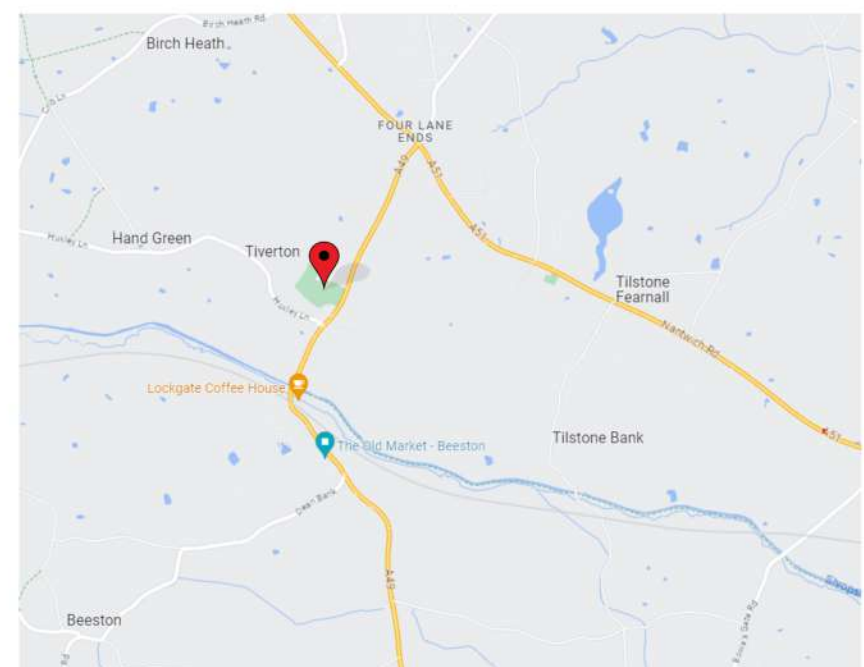
MISREPRESENTATION ACT 1967

Eaton Homes give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith are believed to be correct but any intending purchasers should not rely on them, as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Important Notice:

Eaton Homes operates to a strict Health and Safety policy. Building sites are dangerous places and therefore no visitor is allowed on site without a safety briefing, full Personal Protective Equipment and unless accompanied by a representative from Eaton Homes. No admittance will be given to unauthorized visitors. To arrange a viewing, please make an appointment by calling 01829 824044.



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