



DEVELOPMENT OF 27 NEW HOMES, OATLANDS ROAD, ANDREAS, IM7 4ER

The First Phase Of These New Eco Homes at Oatland's Road, Andreas, Will Be Made up of 27 New Detached Homes, Bungalows And Semi Detached Houses Situated Only A Walk Away From Local Amenities And Schools.

For Sale - POR

PROPERTY SUMMARY

Price:	POR
Type:	Detached
Status:	For Sale
Area:	NORTH, Ramsey
Bedrooms:	0
Reception Rooms:	0
Bathrooms:	0

FULL DESCRIPTION

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Accommodation (Typical 2 Bedroom Link Detached With a Garage)

- Kitchen/Family (Approx 24'00 x 17'00)
- Sun Room / Dining Room (Approx 13'00 x 13'00)
- Garage (Approx 19'00 x 10'00)
- Bedroom 1 (Approx 13'00 x 9'00)
- Bedroom 2 (Approx 13'00 x 9'00)
- Bathroom (Approx 9'00 x 6'50)

Structure

- Traditional masonry construction.
- Insulated concrete ground floor and concrete foundations to engineer's requirements.
- Trussed roof heavily insulated and clad with Spanish slate.
- PVC guttering.
- PVC fascia and soffit.
- Energy efficient PVC windows.
- composite doors to patio.
- 2,500mm approx. ceilings to ground floor.
- Main road will be tarmac in places and in other places block paved and adopted by highway authority.
- External wall finishes are a mixture of brickwork and cladding.

Services & AV

- Connection to adopted mains drainage.
- Connection to mains services.
- Cat 5 data cabling to all telephone points, providing more resilience and network.
- All data cabling/telephone points to be wired back to central point to allow for potential data network.
- Domestic hot water storage cylinder designed and sized to meet the planned requirements of the house.
- Solar Panels.
- Electrical Charging Point
- Air Source Heat Pumps and Clean Air Systems
- Electric Boiler with Electric underfloor heating throughout.
- LED down-lights to bathrooms and kitchen and all internal rooms.
- Brushed Aluminium sockets and switches.

General Finishes & Joinery

- Walls are brought to plaster skim and painted finish.

AT A GLANCE

Type:	Detached
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INSIDE

Bedrooms:	0
Reception Rooms:	0
Bathrooms:	0
En-suite:	0
Windows:	Double Glazed
Heating:	Gas Central Heating
Furnished:	No

OUTSIDE

Garage:	
Front Garden:	None
Rear Garden:	None
Acreage:	0
Outbuildings:	No

WHO TO CONTACT



Mark Canty MNAEA - 07624 220109

Cowley Groves Ramsey

Landline: 01624 812823

Email: mcanty@cowleygroves.com

- Choice of internal floor coverings.
- Solid Oak / Timber internal doors.
- 100mm skirting and 75mm architrave painted white.
- White painted ceilings.
- Roller Shutter Garage doors are automatic with painted floors and walls.
- All windows and doors are lockable.
- Composite Front Doors.
- Chrome hinges and ironmongery.

Kitchen

- Choice of Bespoke kitchen from our kitchen supplier.
- Choice of colours subject to time of construction, however, layout and service positions are fixed.
- Kitchen and utility finishes will match.
- Appliances include full height fridge/freezer, oven, sink and integrated dishwasher additional features and upgrades at additional costs..

Bathroom

- High Quality Sanitary ware to bathrooms including vanity units.
- Mirrors will be included to all bathrooms/en suites.
- Chrome taps and large showers.
- Oversized shower enclosures as standard.
- High quality tiles fitted to to all internal bathrooms.
- Radiator and heater towel rail to all bathrooms and en suites.

External

- Granite block paving to driveway.
- Turf lawn laid on graded topsoil to front only.
- 6 ft High "lollipop" style fencing and gates to the perimeter.
- Open plan frontage with no fences forward of the building line.

Directions

Drive out of Ramsey along Bowring Road heading for the village of Andreas. After around 4 miles, Andreas Church can be seen some way to the left and the thirty mph speed limit comes into effect. Continue straight ahead along Oatlands Road, ignoring the left hand turn into the centre of the village. After a short while the road bends sharply to the left. prior to this bend, The Oatland Road site can be identified on the Right hand side.

Rates

To be advised

Services

Mains water, electricity and mains drainage. Oil fired central heating

Offers

All offers and negotiations through the offices of Cowley Groves & Co. Ltd

Viewing

Strictly by appointment through the Agents, Cowley Groves & Co. Ltd. 9
Parliament Street, Ramsey, IM8 1AS

To make an appointment through Managing Agents Cowley Groves:
Please contact our Ramsey office on 01624 812823 or email us on
ramsey@cowleygroves.com

Cowley Groves are open Saturday 9.00am - 4.00pm

We look forward to be of service to you.

Cowley Groves Ramsey Team

GALLERY

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