











Plot 18 Oatlands, Oatlands Road, Andreas, IM7 4ER

New build approx 1,022 sq/ft end terraced 3 bed, 1 bath property. Solar panels, air source heat pump and under floor heating throughout on the ground floor. Off road parking for 2 vehicles. Close to the heart of Andreas and the amenities it has to offer.

£375,000

Property Overview

Property Type	**Terraced**
Receptions	**1**
Bedrooms	**3**
Bathrooms	**1**

Property Details

Property Type	**Terraced**	Cloakroom	**1**
Receptions	**1**	Heating	**Air Source Heat Pump**
Bedrooms	**3**	Front Garden	**Easily Maintained**
Bathrooms	**1**	Rear Garden	**Lawned**
		Garage	**Driveway**

Property Agent



David Garfield

Ramsey Branch Manager
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01624 812823

Property Description

Specification

All new homes are built to the highest possible specifications, combining modern materials and building techniques with the latest technology, fixtures and fittings. Great thought and attention to detail is put into the layouts of the homes to facilitate a modern way of living.

Fixtures & Fittings

All homes are finished to a high standard with LED spotlights, brushed chrome sockets and switches and fibre optic. Multiple television and telephone points as included as standard. High quality carpets and Amtico flooring are fitted throughout in a choice of colours, along with solid core doors with satin chrome handles and stainless steel hinges. Rooms are decorated in white to give you the flexibility to either move in straight away or personalise to suit your style.

Designer Kitchens

Every home comes with a sleek and stylish designer kitchen with breakfast bar, complete with an oven, hob and extractor fan. Also included is a stainless steel sink, mixer tap and hob with splashback and integrated fridge freezer as standard. Take the opportunity to personalise your kitchen with a selection of cupboard doors, handles and worktops, if you reserve your home in time.

Bathrooms, En-suites & Cloakrooms

Bathroom & interior designers ensure that every day bathing is turned into a luxury experience with beautifully designed suites with premium names such as Villeroy & Boch, Hansgrohe & Monza.

Heating system

All homes will be installed with Air Source Heat Pumps and Solar Panels. A state of the art smart heating system which allows you to operate heating and hot water schedules easily from your smartphone. Meaning that you save energy by only using your thermostat when you need it. Underfloor heating to the ground floor with highly efficient radiators to the upper floors. In the bathrooms and en-suites, you will find chrome plated thermostatic controlled towel rails.

Keeping You Safe

All windows have locks and external doors have a multi-point locking system included as standard. You can choose to upgrade your home with one of our advanced alarm packages for that added peace of mind.

Beautiful inside and out

Each home comes with a composite front door with ironmongery, knocker, numerals and safety chain. All windows are uPVC double glazed with chrome handles.
Both front and rear gardens are turfed as standard and include high-quality boundary fencing, gates and walls.

Warranty

A 10 year structural warranty from a leading Latent Defect Insurance provider, which means that your new home gives you the reassurance and peace of mind you deserve.

Services

Mains water
Electricity
Mains drainage.
Air source heat pump
Solar panels

Reserve the property

The property can be reserved with a non refundable deposit of £2,500.00 with a build time of approximately 6 months.

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 Oatlands Road Development will be on your left hand side.

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

We look forward to be of service to you.
Cowley Groves Ramsey Team



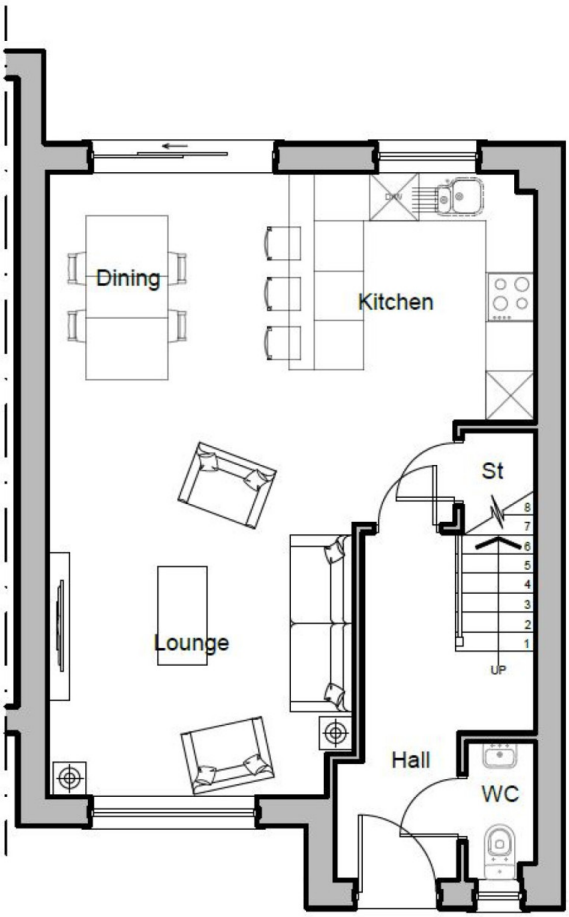




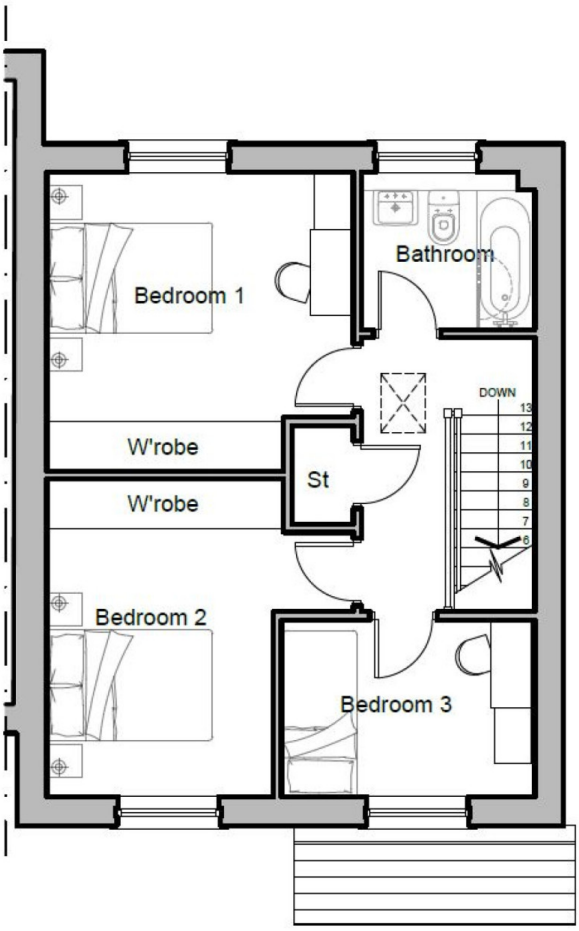



House Type Schedule
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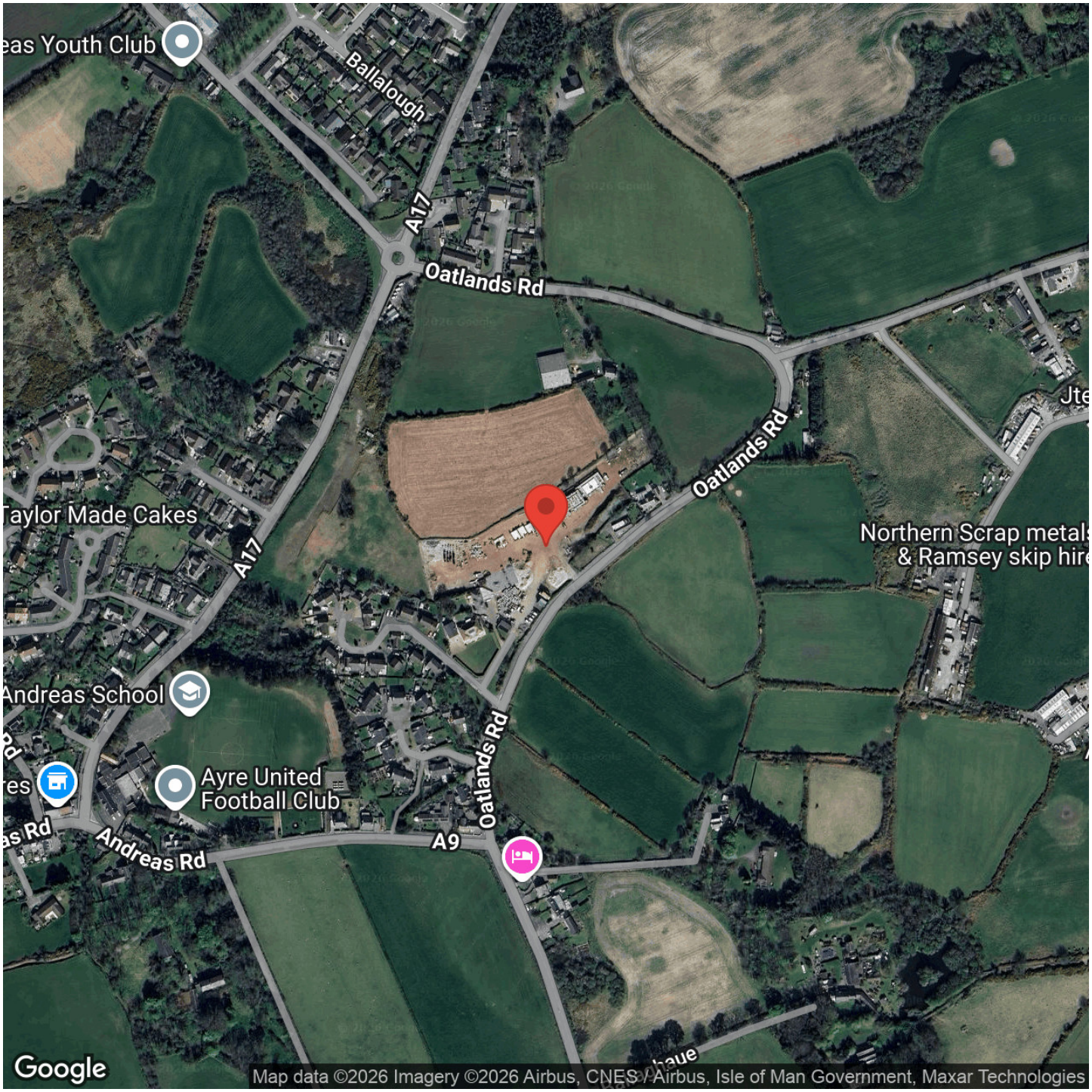

Front Elevation
Left Side Elevation
Rear Elevation
Ground Floor Plan
First Floor Plan
Plot 18 - Layout



Ground Floor Plan



First Floor Plan


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Ballalough
A17
Oatlands Rd
Oatlands Rd
Jte
Taylor Made Cakes
A17
Northern Scrap metals
& Ramsey skip hire
Andreas School
Ayre United
Football Club
Oatlands Rd
A9
Andreas Rd
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