



**PLOT 12, PENHAVEN, PARKHAM, EX39 5PL**

**GUIDE £325,000**

A luxury 4 bedroom, 3 storey executive style house situated on a select development within this most sought after village, affording contemporary, high specification accommodation with enclosed garden & 2 parking spaces.



The Penhaven Development is set in tranquil leafy surroundings within the popular Devon village of Parkham. Phase 1 is underway, delivering 11 high specification executive homes offering contemporary accommodation equipped for modern living.

Internal finish of smooth off white walls & ceilings complimented by oak veneer doors and oak stair parts\* together with fibre BT points and TV points to the lounge & master bedroom.

The kitchens will have the choice of high quality doors & worktops\*\* together with premium integrated appliances and LED lighting.

Bathrooms will comprise white sanitary wear and include chrome towel rails, thermostatic mixer shower and choice of premium wall coverings\*\*.

Externally, turfed gardens with stone patios exterior lighting & perimeter fencing.

### General Features

- 10 Year Building Warranty
- Energy Efficient Air Source Heat Pump & Solar PV panels providing central heating & underfloor heating (on selected plots)
- uPVC Double Glazed Windows
- Multi-Point Security to all doors & windows
- Composite Front Doors

**AGENTS NOTE:** Penhaven is an active building site therefore we stress that all viewings are by appointment only.

\*On selected builds \*\* Subject to build stage



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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