



## The Ash Collaton Park

Collaton Cross, Plymouth, PL8 2NJ

**Prices From £475,000**



Detached house in a cul-de-sac location with accommodation briefly comprising an entrance hall, downstairs cloakroom/wc, living room, kitchen/dining room, 3 bedrooms, ensuite and bathroom. South-westerly-facing garden. Garage & driveway for a minimum of 2 cars. Signature specification included. Solar panels. Electrical vehicle charging point. Air source heating. 12-acre valley parkland, allotments, community orchard & café all within the development.



THE ASH, COLLATON PARK, PLYMOUTH

COLLATON PARK

Collaton Park is a multi-award winning unique development nestled in one of South Devon's most stunning natural landscapes within the parish of the charming villages of Newton Ferrers and Noss Mayo.

The homes have been designed with sustainability at their core, with a diverse range of homes to suit every stage of life. Collaton Park is enriched by a variety of shared spaces, including an attenuation pond, a local shop, a welcoming parkland café, and expansive parkland, with footpaths leading to play areas, an orchard and rewilded spaces.

ACCOMMODATION

ENTRANCE HALL

LIVING ROOM 13'3 x 12'3 (4.04m x 3.73m)

KITCHEN/DINING ROOM 18'2 x 14'11 (5.54m x 4.55m)

DOWNSTAIRS CLOAKROOM/WC 4'11 x 4'4 (1.50m x 1.32m)

FIRST FLOOR LANDING

BEDROOM ONE 12'3 x 11'11 (3.73m x 3.63m )

ENSUITE 9'1 x 6'0 (2.77m x 1.83m )

BEDROOM TWO 11'7 x 10'9 (3.53m x 3.28m )

BEDROOM THREE 11'7 x 7'1 (3.53m x 2.16m )

BATHROOM 9'11 x 6'0 (3.02m x 1.83m)

AGENT'S NOTE

The internal images provided are from a previous Ash housetype on another Coln Signature Homes development. These images may contain upgrades at an additional cost. Specification items also vary from site to site - please speak to the sales consultant for further information.

AGENT'S NOTE

Curtains and blinds package, plus a £2000 john lewis voucher (Ts and Cs below)

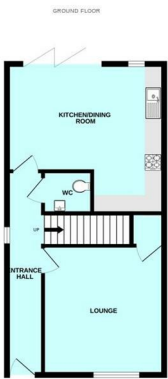
Incentive Terms and Conditions:

- This offer is open to individuals who reserve a qualifying home between 22nd November and 24th December 2025.
- Qualifying homes are subject to change without prior notice.
- Eligible customers will receive £3,000 cashback to spend on their own curtains and blinds. Alternatively, we can arrange a package up to the value of £3,000 with a local supplier on your behalf, upon successful reservation and exchange of a home within the promotional period.
- If blinds and curtains are installed through our selected supplier, they may be fitted prior to completion, subject to agreement with our site team. If using your own supplier, installation must take place after completion.
- Eligible customers will also receive a John Lewis voucher worth £2,000, upon successful reservation of a home within the promotional period and legal completion.
- Vouchers will be sent via email within 2 weeks of legal completion.
- Use of the voucher is subject to the retailer's own terms and conditions.
- The incentive must be mentioned at the time of reservation and recorded on the reservation form.
- Availability of the incentive is subject to mortgage lender approval.
- The voucher is non-transferable and cannot be exchanged for cash or any other alternative.
- This offer cannot be used in conjunction with any other promotion or discount unless expressly stated.
- If the reservation is cancelled or the buyer fails to complete the purchase, the incentive will be void.
- This promotion is subject to availability and may be withdrawn or amended at any time without prior notice.
- We reserve the right, at our discretion, to substitute the incentive with an alternative of equal or greater value if necessary.
- By participating in this promotion, participants agree to be bound by these Terms and Conditions.

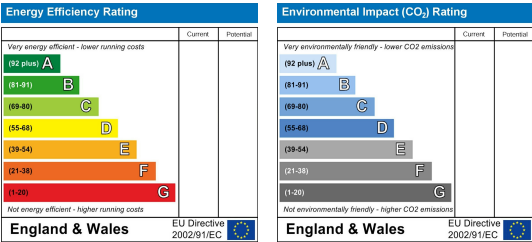
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.