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Sheen's
The *Action* Agents



The Olivia, Barleyfields
Weeley, CO16 9DW

'Barleyfields' is a thoughtfully designed new development of stylish 2, 3, 4 and 5 bedroom homes in the charming Essex village of Weeley. Here, you'll enjoy the best of modern, energy-efficient living within a picturesque semi-rural setting. With stunning countryside, beautiful coastal scenery, and a wealth of amenities close by, 'Barleyfields' offers the ideal balance of tranquillity and convenience.

Part of the 'Orwell Collection', 'The Olivia' style of SEMI-DETACHED HOUSE offers Three well appointed Bedrooms, En-Suite to Principal Bedroom, a Three Piece Family Bathroom, Ground Floor W.C. Spacious Lounge/Diner with Beautifully Fitted Kitchen, Off Street Parking and 10 Year NHBC Warranty add to this feature filled property.

Built by the multiple award-winning Rose Builders, the exceptional quality, thoughtful design, and meticulous attention to detail are evident from the very first moment you step inside a Rose-built home. An early internal inspection is highly recommended to fully appreciate the care and craftsmanship that have gone into creating this impressive village development.

"" Make your home truly your own at Barleyfields.

- Three Bedrooms
- En-Suite & Family Bathrooms
- 20'3 x 17'9 Lounge/Diner
- 9'8 x 8'10 Kitchen
- Ground Floor W.C.
- Air to Water Heat Pump Heating
- Off Street Parking
- Available Now
- Award Winning Builders - Viewing Advised
- 10 Years NHBC New Build Warranty







Price £355,000 Freehold

READY2MOVE OFFER

Move with confidence with Rose Ready2Move. If you've found your dream Rose home but still need to sell your current property, we'll help make the journey simpler. By bringing together your sale, mortgage and legal process, and with the support of our approved professionals, Ready2Move takes the stress out of moving. Subject to eligibility, you can even conditionally reserve your chosen Rose home, giving you the confidence to secure your next move while we help you take care of the rest.

'WELCOME HOME' OFFER

‘Welcome Home’ Offer – flooring, bathroom package and legal fees covered* subject to terms and conditions

THE ORWELL COLLECTION - Features & Finishes

(Please note theses features will apply to the relevant specific style of property and are the overview for Houses and Bungalows in The Orwell Collection)

KITCHEN/UTILITY FEATURES

- Stylish fitted kitchen with integrated appliances and laminate worktops with matching upstands, selected from an extensive range of finishes and styles*
- Integrated single oven/s**
- Integrated dishwasher
- Integrated fridge freezer
- Chrome switches and sockets at eye level Ceramic hob
- Extractor hood with light Stainless steel splashback
- 11/2 bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable)/ LED downlights to ceiling
- Tiled floors from an extensive range*
- Soft-close drawers and doors, cutlery tray and recycling bins
- Space and plumbing for a washing machine or washer/dryer in utility; if no utility integrated washing machine in the kitchen provided

* Subject to reservation timing/build programme ** Plot dependent - undermounted - single ovens only *** Colours provided from our range **** Maximum provision 7.2KW

ENVIRONMENT

- ‘Fabric First’ construction providing highly insulated homes designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss

INTERNAL FINISHES

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork with gloss finished window sills
- Oak handrail to staircases with white painted spindles
- Chrome electrical switches and sockets at eye level on the ground floor. White switches and the sockets at low level on ground floor and throughout the remainder of the house
- 5 vertical panel, white painted internal doors with high quality chrome ironmongery
- Wardrobe to principal bedroom with shelf, hanging rail and LED lighting. Mirrored doors where sliding doors provided
- Grooved design skirting boards with architrave to match
- White UPVC windows with chrome ironmongery

EN-SUITE, BATHROOMS & CLOAKROOM

- Stylish 'Roca' sanitary ware with complementary chrome fittings
- Vanity units in choice of colours* (provided where applicable)
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Heated towel rails to bathrooms and en-suites – individually controlled
- LED downlights to ceilings
- Floor and wall tiling from an extensive range*
- Single toothbrush charger and shaver socket to principal en-suite. Provided in the main bathroom where no en-suite

EXTERNALLY

- Composite front door with polished chrome door furniture
- Black guttering and downpipes
- White UPVC fascia, soffit, and barge boards
- External lights
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Electric car charger ****
- Power and lighting to garage if applicable
- Cultivated turf and planting to front gardens in accordance with the approved planting design
- Turf to rear gardens

CONNECTIVITY/BROADBAND

- 'Fibre to the Home' fibre optic broadband connection to your home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from home hub
- Data points and USB charge points to all bedrooms, living rooms, kitchen, or kitchen/dining/family room. Two data points provided to study/smallest bedroom for home office provision. TV points provided to living room and principal bedroom only

SPACE & WATER HEATING

- Air to water heat pump to provide heating and domestic hot water
- Underfloor heating to ground floors with zonal thermostatic control
- White radiators with individual thermostatic radiator valve controls to first floor rooms
- Multi-fuel stove with granite or limestone* hearth and surround (to house types with flued chimneys)

Estate Charge & Management Company

There is an Estate Charge which includes upkeep of the development will be organised via EWS. This is currently £204.61 per annum.

HOLDING DEPOSIT

To secure a plot a holding deposit can be paid of £1000 directly to Rose Builders - Terms Apply

SITE VIEWING ADVICE

Your safety is of paramount importance and the following Guidelines have been issued to comply with Health and Safety legislation and must be complied with.
Thank you for observing them.
? Private vehicles must not be driven onto site. Please use the designated car parking area and report to our Marketing Suite first.
? You must always be accompanied by a member of Rose's staff or appointed agent, anywhere on the development outside the show house and marketing suite area. Access to construction areas is strictly prohibited without prior arrangement with a member of Rose's staff.
? Hard hats, high visibility vests and appropriate footwear must always be worn on a development under construction.
? Access cannot be given to areas where scaffolding is erected.
? Appropriate footwear is essential when walking around the development, as footpaths and roads may be uneven or unfinished.
? Please be aware that construction vehicles such as forklift trucks, may not be able to see you as easily as you can see them. Please be vigilant, aware of your surroundings and listen out for site vehicles.
? Children under t

Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band TBC ; Payable 2026/2027 £ TBC Per Annum

Any Additional Property Charges: Yes - Estate Manageement Charge - Currently £204.61

Services Connected: (Gas): No (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: No

JE 0326

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

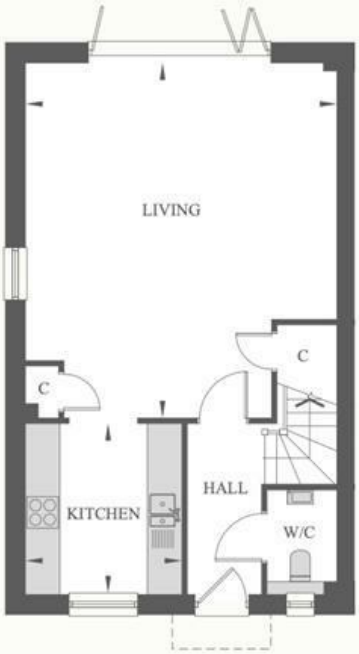
Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration. Any CGI Images are a representation of the proposed style or from the collection on offer and each plot style and finish will be discussed between yourself and the builders.

Please Note: External and internal images shown are representative examples of the house type and are not plot-specific. Certain images may be computer-generated and are intended for illustrative purposes only. Variations in materials, specifications, finishes, landscaping, external detailing, boundary treatments, and surrounding environments may occur between individual plots and developments. For a full understanding of the specification, materials, finishes and plot-specific details relating to your chosen home, please contact a Rose Sales Consultant.



First Floor



Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

Selling properties... not promises

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The Property Ombudsman SALES
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