

The OKT logo is located in the top right corner of the image. It consists of the letters 'OK' stacked above the letter 'T', all in a bold, black, sans-serif font. The text is positioned within a yellow triangular graphic that points towards the bottom right corner of the frame.The text 'FOR SALE' is overlaid on the bottom left portion of the image. It is rendered in a large, bold, white, sans-serif font. The text is slightly transparent, allowing the background image of the house and lawn to be visible through it.

14 Tobin Drive, Cookstown, BT80 0BN

3 Bedroom Semi-Detached House - Cash Purchasers Only

LOCATION / DESCRIPTION

The subject property forms part of the popular Tobin Drive development in Newport Trench, conveniently located close to Cookstown and within easy reach of local shops, schools, and everyday amenities.

The property further benefits from close access to Lough Neagh and the surrounding Mid Ulster countryside.

The subject property comprises a three-bedroom semi-detached dwelling constructed in c. 2022.

Internally, the property benefits from an entrance hall, spacious living room, kitchen area, utility room and WC at ground floor level, together with three bedrooms (including a principal bedroom with en suite), a family bathroom and hot-press at first floor level.

The family bathroom is fitted with a bath, WC and wash hand basin, whilst the en suite provides an electric shower, WC and wash hand basin.

Externally, the property benefits from a large rear garden, whilst to the front there is a private driveway.

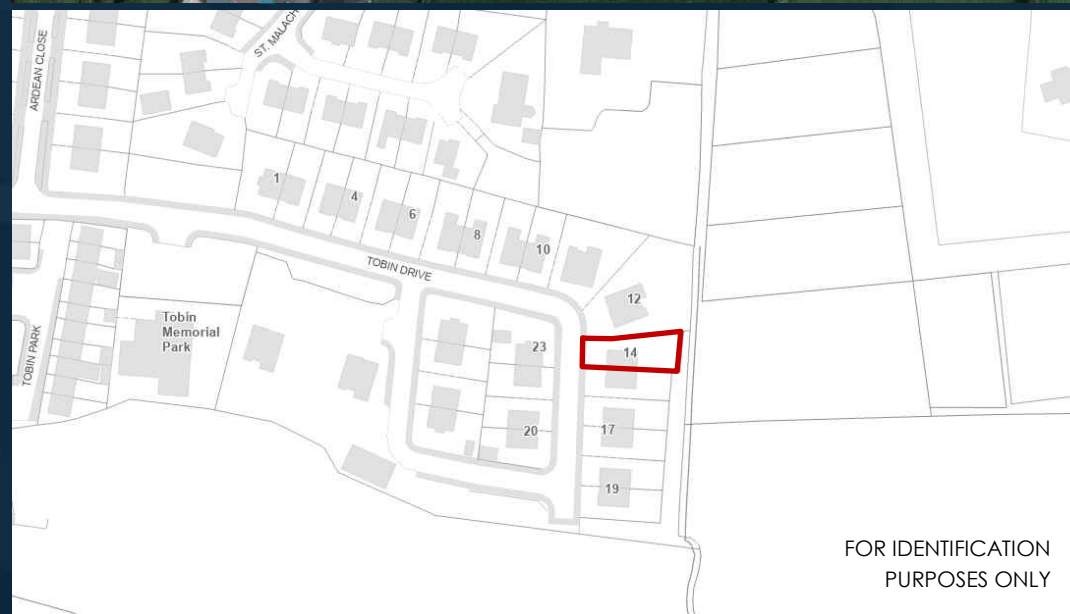
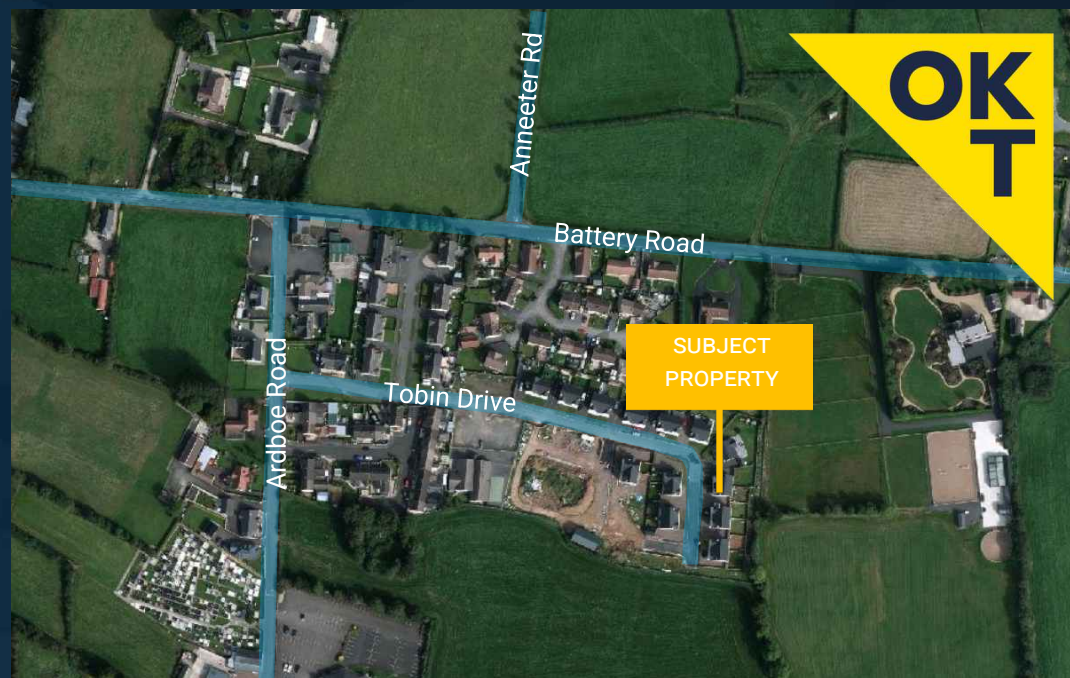
The property is heated by an oil-fired central heating system.

We note that the property does not currently have a fitted kitchen, although it is plumbed and serviced for one.

We have been advised that, as the property does not have a kitchen installed, it is currently suitable for cash purchasers only.

ACCOMMODATION

DESCRIPTION	AREA (M)	AREA (FT)
GROUND FLOOR		
Living Room	5.00 x 3.60 m	16.4 x 11.8 ft
Kitchen	3.57 x 4.57 m	11.7 x 15 ft
Utility	2.47 x 2.07 m	8.1 x 6.8 ft
W/C	2.38 x 0.91 m	7.8 x 3 ft
FIRST FLOOR		
Master Bedroom	3.47 x 3.84 m	11.4 x 12.6 ft
Ensuite	1.86 x 1.80 m	6.1 x 5.9 ft
Bedroom 2	3.47 x 2.99 m	11.4 x 9.8 ft
Bedroom 3	2.99 x 3.47 m	9.8 x 11.4 ft
Bathroom	2.16 x 2.56 m	7.1 x 8.4 ft
Hot-Press	0.98 x 0.98 m	3.2 x 3.2 ft
TOTAL ACCOMMODATION (GIA)	130.4	1,404



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 10554



SALES DETAILS

PRICE: £145,000 (Cash Offers Only)

TITLE: Assumed freehold

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

CAPITAL VALUE (RATES PAYABLE)

NAV: £100,000. Estimated rates payable in accordance with LPS Website: £989

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

OPEN VIEWINGS

Open viewings have been arranged for the following dates/times:

Tuesday 6th October 4pm - 5pm

Tuesday 20th October 4pm - 5pm

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

