






1a squire place
blagdon



1a squire place blagdon

 4  2  2  1  144 m²  3960 m²

sunsets, sea views, space and style

The wood paneled formal entrance sets a warm and inviting tone found throughout this immaculate home, and the open plan lounge, dining and kitchen make the most of the captivating views, with the high ceiling adding drama and space. The wood fire will provide warmth and ambience over colder months, then open the stacker doors and embrace the sweeping deck over summer. Gas cooking, bench space, and a pantry will keep the chef happy, plus a breakfast bar for busy mornings. A wood fire, heat transfer system and double-glazing throughout help to keep the home warm all year round, while a separate laundry enhances functionality. There are three good-sized bedrooms – the master has an ensuite, and the second bedroom opens directly out to the deck. The office provides further functionality or potentially a guest bedroom.

Drenched in sun, the sprawling deck is the perfect spot from which to appreciate the tranquil environs which surround the property, with a variety of thoughtfully configured outdoor entertaining areas providing the ability to cater to any and every occasion. Double garaging is in keeping with the overall proportions of a home where space and flexibility is a recurrent theme, and further off-street parking adds further appeal. The 3,960m² section has a paddock for grazing and an orchard with apples, plums, peaches, apricots and more.

Paradise awaits the lucky new owner of this property – a delightful home on an elevated, sunsoaked site which enjoys uninterrupted views across the New Plymouth port to the glistening waters beyond.

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property information

legal

legal description: freehold
council rates: \$3,167.41
rateable value: \$920,000
floor area: 144 m²
land area: 3960 m²

property

built in: 1910's
bedrooms: 4
bathrooms: 2
lounges: 1
garage: 2
cladding: weatherboard
roofing: coloursteel
heating/cooling: heat transfer system
hot water: infinity
insulation: walls, ceiling, underfloor
fencing: partial
land contour: sloping
glazing: double
internet: available

reports & information

see move website

water and sewage

mains

chattels

auto garage door opener and 2 remotes, window treatments, dishwasher, electric oven, gas cooktop, extractor fan 2 bathroom, fixed floor coverings, garden shed, heated towel rails 2, infinity water heating system, heat transfer system, light fittings, range hood, tv brackets

chattels not included

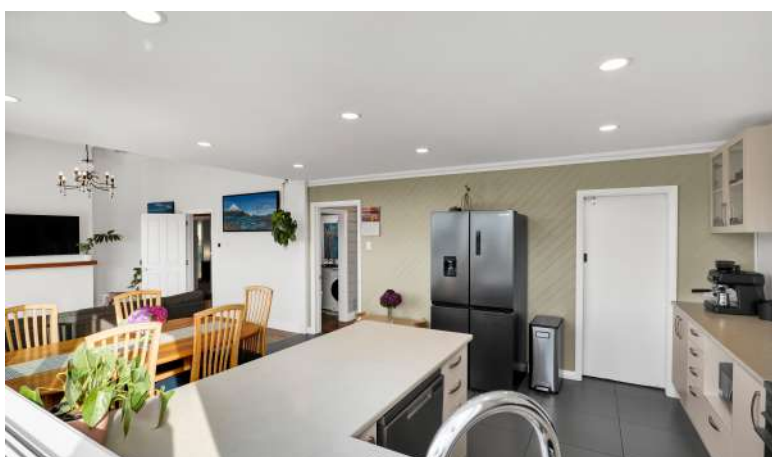
Lounge TV is negotiable

📞 027 493 7134

✉️ darrell@bestmove.co.nz

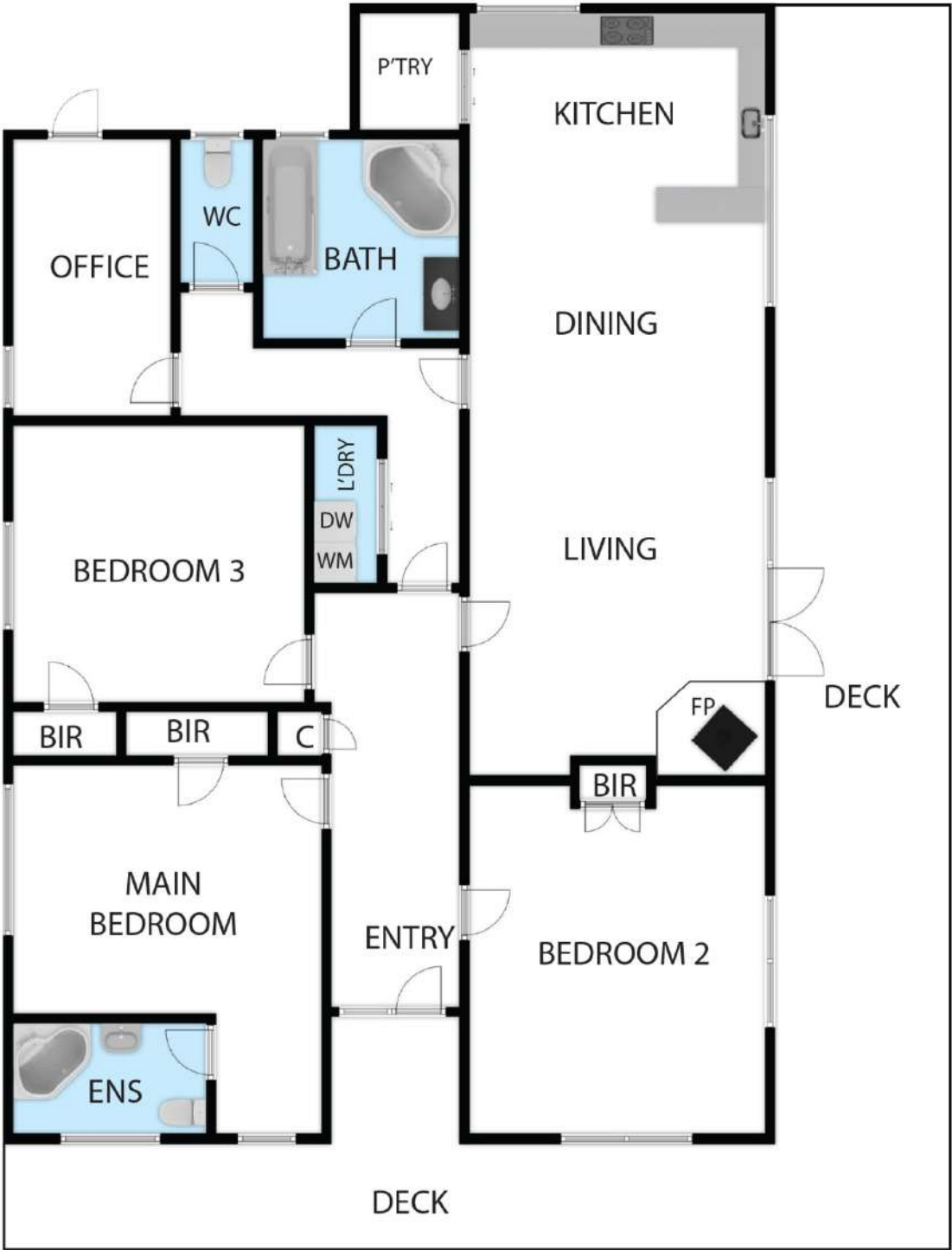
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floor plan

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This plan is for illustrative purposes only

FLOORPLANS
POWERED BY **McK**
PHOTOGRAPHY

title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **TNL2/227**

Land Registration District **Taranaki**

Date Issued 18 April 2000

Prior References

TNH3/690

Estate	Fee Simple
Area	3960 square metres more or less
Legal Description	Lot 2 Deposited Plan 20553
Registered Owners	Claire Denise Anderson and Jamie Andrew Alexander

Interests

Subject to a right (in gross) to take convey and lead water over part marked O on DP 20553 in favour of The New Plymouth City Council created by Grant 183957 pursuant to Section 30(1)(J) Maori Affairs Act 1953 - 8.4.1971 at 10.30 am

Subject to a right to drain sewage over part marked M on DP 20533 created by Transfer 356517.2 - 14.12.1988 at 11.11 am

The easements created by Transfer 356517.2 are subject to Section 309 (1) (a) Local Government Act 1974

469750.1 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 18.4.2000 at 10.50 am

Subject to a right (in gross) to drain stormwater over part marked K on DP 20553 in favour of The New Plymouth District Council created by Transfer 469750.8 - 18.4.2000 at 10.50 am

The easements created by Transfer 469750.8 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights to drain sewage and drain stormwater specified in Easement Certificate 469750.9 - 18.4.2000 at 10.50 am

Subject to a right to drain sewage over part marked M on DP 20553 specified in Easement Certificate 469750.9 - 18.4.2000 at 10.50 am

The easements specified in Easement Certificate 469750.9 are subject to Section 243 (a) Resource Management Act 1991

10537113.3 Mortgage to TSB Bank Limited - 24.8.2016 at 3:39 pm

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raving reviews



Darrell came through for us.

Good, open and clear communications, a knowledge of the intricacies of the real-estate process and an energy in marketing the property were all assets that Darrell brought to the project. By working together with Darrell we were

– Bob and Georgena



Professional, Knowledgeable and Trustworthy

Darrell made the entire process easy and relaxed and kept us informed. Darrell is a professional, gave us sound advice and got us the result we were after. We would use Darrell again as our agent.

– Regan and Abbie



Very professional and pleasant and easy to get on with.

Darrell was pleasant and professional. Every time he came round to the house he was smiling and put me at ease. I had never sold a house before and really didn't know to go about it. But with his knowledge and expertise and friendly

– Mary Moore



Darrell – The man!

As first time home sellers and knowing very little about the process, Darrell had immeasurable patience. Went above and beyond on numerous occasions. Touched base often about updates. Would absolutely recommend Darrell!

– Jason and Joanna

about me

Buying or selling a home is a huge and exciting moment for you and your whānau, but it's often littered with feelings of overwhelm around diving into the unknown! As an award-winning real estate agent, who prides myself on having purpose, mana, and a cool and calm approach to the real estate game, I help ease my clients through the stress of this new life chapter.

With over six years' industry experience, following a successful career in managerial roles including being regional manager for Fonterra, I thrive off delivering service that's open in communication, puts people first, and gets the job done right.

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