

26a james street
inglewood





26a james street inglewood

 3
  1
  1
  149 m²
 465 m²

a true character piece!

Incredibly sunny and inherently warm, the home features three bedrooms and a well-appointed bathroom (with shower over bath). There is an additional spare room that could act as a walk in wardrobe, work from home office, or cosy reading nook. The combined kitchen and dining space is complemented by a good-sized separate lounge (with heat pump), while large windows bathe the home in natural light. There are also two other heat sources, open fire in the lounge and the coal range in the kitchen! Character features include warm timber details, coloured glass, high ceilings and the hallway framing. The large separate laundry adds further functionality. The home has been rewired, plumbed and piled – just needs a new owner to give it superstar appeal.

Outside, the 465m² section is currently a blank canvas and an opportunity to flex your creativity. Add a gate to make this fully fenced to keep kids and pets secure, box hedging, some citrus trees, maybe raised vegetable gardens and some flowers for colour – so much potential!

Plenty of amenities are close at hand, including the popular Caffe Windsor, New World, Inglewood Swimming Pool, and Inglewood Golf Club. The educational opportunities are convenient, with Inglewood Primary and High School within easy reach, plus buses into New Plymouth Secondary Schools also available and protecting your investment now, and into the future.

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property information

legal

legal description: freehold
council rates: \$2,497.67
floor area: 149 m²
land area: 465 m²

property

built in: 1910's
bedrooms: 3
bathrooms: 1
lounges: 1
cladding: weatherboard
roofing: iron coloursteel
heating/cooling: heat pump
hot water: electric
insulation: ceiling
fencing: fully
land contour: flat
glazing: single
internet: available

reports & information

see move website

water and sewage mains

chattels

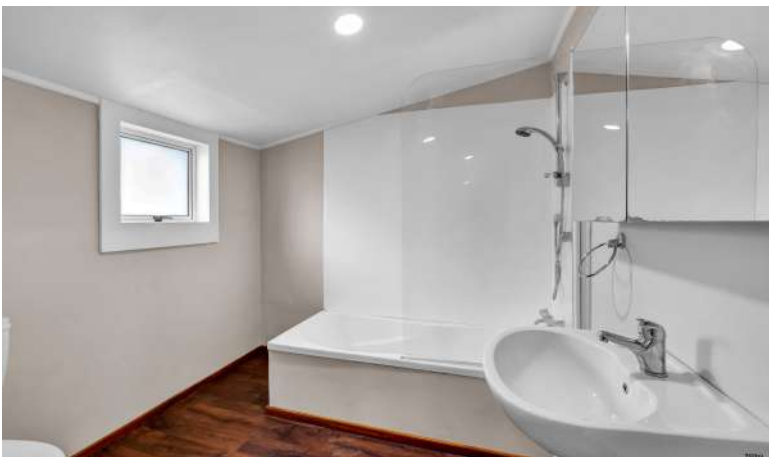
window treatments, electric
oven, electric stove, fixed floor
coverings, one heat pump, light
fittings

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floor plan

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This plan is for illustrative purposes only

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 987043

Land Registration District Taranaki

Date Issued 17 June 2021

Prior References

TN145/335

Estate	Fee Simple
Area	465 square metres more or less
Legal Description	Lot 2 Deposited Plan 559900
Registered Owners	Marcus John Churches and Elizabeth Mathilda Churches

Interests

11732653.3 Mortgage to TSB Bank Limited - 28.5.2020 at 4:36 pm

Appurtenant hereto is a Right of Way created by Easement Instrument 12054136.3 - 17.6.2021 at 3:03 pm

The easements created by Easement Instrument 12054136.3 are subject to Section 243 (a) Resource Management Act 1991

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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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