



Brand new 36% shared ownership 2 bed mid terraced house comprising of 2 bedrooms, family bathroom, lounge, kitchen,. This property also benefits from GCH, garden, parking and solar PV panels

LOCAL COMMECTION REQUIRED

Kitchen - 4.86 x 3.21
 Lounge - 4.77 x 3.80
 WC - 1.49 x 1.03
 Bedroom 1 - 4.88 x 3.61 m
 Bedroom 2 - 4.39 x 2.62 m
 Bathroom - 2.74 x 2.13 m

79 m2

Local Connection Criteria - "Local Connection" means a connection to the County of Devon as appropriate and demonstrated by that person to the reasonable satisfaction of the Council.

Certain serving and former members of the armed forces are exempt from needing to have a local connection.

EPC - A

Terms and conditions – please refer to the SO Living's website for full terms and conditions.

Shared ownership information New AHP

Shared ownership is a part buy part rent property from a registered landlord
 You purchase a share with the help of a mortgage based on your affordability.

Example of costs based on a Share of: 36%

Open Market Value: £255,000
 Rent per month: £374.00
 Service Charges per month: £28.54

How does Shared Ownership work?

If you bought a home on the open market, you would agree a purchase price through an estate agent. Then you would take out a mortgage to cover the total purchase price of the property minus any deposit you might have available.
 With Shared Ownership, the price of the property is fixed at the open

market value, as assessed by a qualified valuer. You borrow just enough to cover the share you are buying. This is referred to as equity share.

The equity share amount will be an amount that you can afford, as set out under government guidelines. The total monthly cost of the rent, plus your mortgage, will be lower than the monthly cost if you bought the property outright with a mortgage.

For legal reasons, while you are only buying a part-share of the property, you will have a leasehold interest of 990 years where the scheme allows. However, you may buy further shares. This is called 'staircasing', and may eventually progress to outright ownership.

Plymouth Community Homes

Two can are proud to be advertising these properties on behalf of Plymouth Community Housing. We will share your data with them to facilitate any viewings and assess eligibility for shared ownership.

Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

