



Well presented 2 bed semi detached house 50% shared ownership resale situated in the desirable area of Walton Cardiff, Tewkesbury. This property benefits from kitchen, lounge, WC, 2 bedrooms, bathroom, rear garden and driveway parking.

## Ground Floor

### Entrance Hall

13'5" x 6'6" (4.1 x 2.0)

Doors through to kitchen, lounge, WC. Stairs to first floor

### Kitchen

10'2" x 6'10" (3.1 x 2.1)

Fitted kitchen with range of wall and base units, stainless steel sink with mixer tap, space for washing machine and fridge/freezer. Electric oven with gas hob with hood over. Window to front elevation.

### Lounge

13'5" x 12'9" (4.1 x 3.9)

Window and patio door to rear elevation. Storage cupboard.

### WC

5'10" x 2'11" (1.8 x 0.9)

White wash hand basin and low level WC

## First Floor

### Landing

6'6" x 5'10" (2.0 x 1.8)

Doors leading to bathroom, 2 bedrooms. Storage cupboard. Loft space access.

### Bedroom 1

13'5" x 10'5" (4.1 x 3.2)

Two windows to front elevation. Storage cupboard.

### Bathroom

8'10" x 6'2" (2.7 x 1.9)

White bathroom suite with shower over bath, low level WC and wash hand basin. Window to rear elevation. Storage cupboard.

### Bedroom 2

15'5" x 7'2" (4.7 x 2.2)

Window to rear elevation

### External

Enclosed rear garden with side access.

### Shared Ownership Information

OMV - £260,000

50% Shared Ownership - £130,000

Rent - £290.72pcm

Service Charge and Buildings Insurance - £4.83pcm

These costs will increase each year with inflation

You must have a local connection to Tewkesbury and be in housing need

Affordability checks will be carried out prior to viewing

### 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.

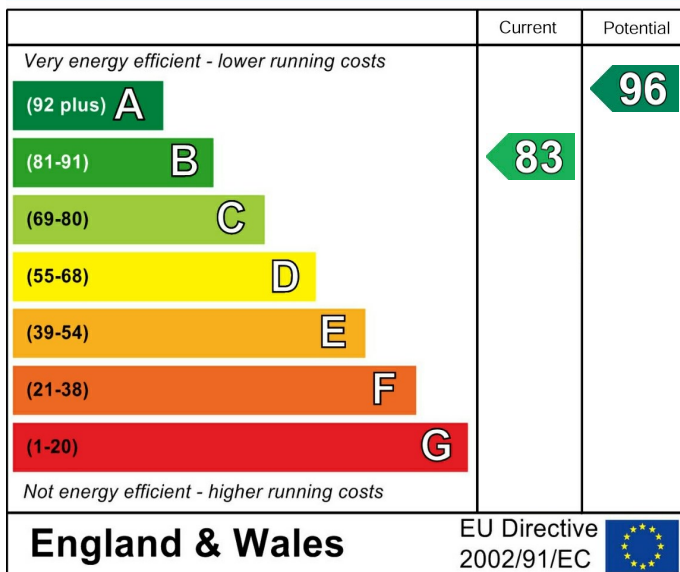
### Disclaimer

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.

### Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan and the Centigen brand.

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating

