



4 bed semi detached 40% shared ownership home is located on the ever popular residential area of Walton Cardiff, Tewkesbury.

The accommodation comprises of entrance hall, WC, kitchen, lounge/diner with window and door through to rear garden. On the first floor there are three bedrooms, bathroom with shower over bath and storage cupboard. On the second floor there is one bedroom with ensuite and built in wardrobes.

This property also benefits from gas central heating, double glazing, enclosed rear and front garden and driveway parking.

Shared ownership Costs

LOCAL CONNECTION TO TEWKESBURY

Shared ownership is a part buy part rent property from Two Rivers Housing. You purchase a share with the help of a mortgage based on affordability and the minimum share being sold.

Open Market Value: £360,000
40% Shared Ownership: £144,000
Rent: £432.55pcm
Buildings Insurance: £5.21pcm

These costs will increase each year with inflation in April

Ground Floor

Kitchen

8'6" x 9'10" (2.6 x 3.0)

Doors leading to kitchen, WC and lounge. Stairs to first floor.

Lounge/diner

15'5" x 14'5" (4.7 x 4.4)

Storage cupboard. Window & door to rear garden

WC

5'6" x 2'11" (1.7 x 0.9)

White wash hand basin and low level WC

First Floor

Bedroom 2

13'1" x 8'6" (4.0 x 2.6)

Window to rear elevation

Bedroom 3

14'9" x 7'2" (4.5 x 2.2)

Window to front elevation

Bedroom 4

7'10" x 7'2" (2.4 x 2.2)

Window to front elevation

Bathroom

9'6" x 6'6" (2.9 x 2.0)

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

Second Floor

Sliding door to bedroom one

Bedroom 1

15'1" x 10'9" (4.6 x 3.3)

Velux windows to front and rear elevations. Door through to ensuite

Ensuite

7'6" x 4'7" (2.3 x 1.4)

White wash hand basin and low level WC. Walk-in shower cubicle.

External

Enclosed front and rear gardens. Rear garden with side access. Driveway parking.

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.

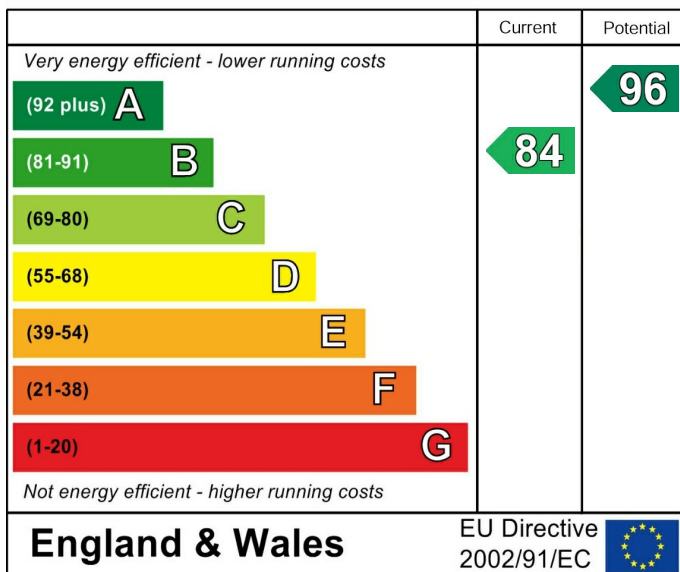
Two Rivers Housing

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.

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.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

