



16 Dyrham Place, Oakham, LE15 6FA

 **NEWTON FALLOWELL**



Key Features

- Semi Detached Family Home
- Three Bedrooms
- Shared Ownership 45%
- Lounge/Diner
- Downstairs W.C
- Driveway + Allocated Parking Space
- Enclosed Rear Garden
- Easy Access To The Town Centre
- EPC Rating B
- Leasehold

Shared ownership 45% £126,000





Located off the popular Brooke Road within a private cul-de-sac stands this modern three-bedroom semi-detached family home being sold on a shared ownership basis and offering a 45% share. The property would make an ideal first-time purchase and is presented to a high standard. The accommodation briefly comprises an entrance hall, lounge/diner, kitchen, downstairs W.C. with a utility area, three bedrooms, and a family bathroom. Viewing is essential!

Entering via the front door leads into the entrance hall where stairs flow to the first floor and a door grants access to the lounge/diner that offers a window to the front aspect and a useful under-stairs storage cupboard. Flowing from the lounge/diner is the modern kitchen that is fully fitted and features an inset gas hob with a brushed steel splashback & matching extractor, integrated oven, inset stainless steel sink and drainer + mixer tap, space for a fridge freezer and doors to the downstairs W.C and rear garden. Upstairs the property offers three bedrooms described as two doubles and a single. Bedrooms one and three both sit to the front of the property with bedroom one offering a Sharp's built-in double wardrobe and both offering a view to the front aspect. Bedroom two is located to the rear of the property and offers a view to the rear aspect. Completing the upstairs accommodation is the family bathroom that boasts a three-piece suite including a panel bath with a stainless steel shower & screen, close coupled W.C. with half and full flush, and a pedestal wash hand basin.

Externally the property offers a low-maintenance front garden that features a small section of lawn and a path to the front door. To the side of the property is a driveway that provides off-road parking for a couple of vehicles and to the rear is a fully enclosed garden that is mainly laid to lawn with a patio seating area that would be suitable for entertaining.

Room Measurements

Entrance Hall 1.69m x 1.74m (5'6" x 5'8")

Lounge 4.11m x 5.26m (13'6" x 17'4")

Kitchen 2.74m x 3.82m (9'0" x 12'6")

WC 1.18m x 2.71m (3'11" x 8'11")

First Floor Landing 2.18m x 3.54m (7'2" x 11'7")

Bedroom One 2.84m x 3.86m (9'4" x 12'8")

Bedroom Two 2.84m x 3.46m (9'4" x 11'5")

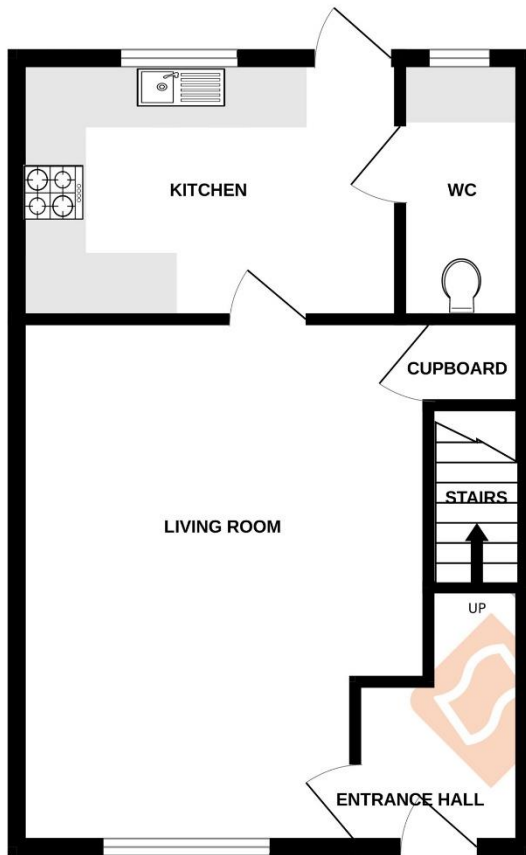
Bedroom Three 2.19m x 2.42m (7'2" x 7'11")

Bathroom 1.91m x 2.15m (6'4" x 7'1")

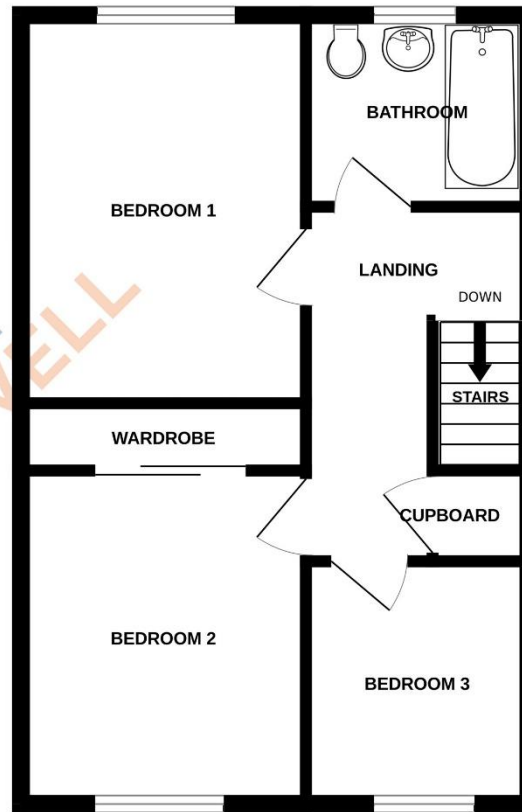
Shared Ownership Information

A 99 year lease was granted in 2019. The seller currently owns a 45% share of the property and pays rent of £426.78 monthly on the remaining 55% share to the Longhurst Group. The Shared Ownership scheme does allow purchasers to buy an increased share in the property, subject to affordability and application approval. The property is also liable to pay a monthly charge which equates to £58.69 per month to cover the service charge, buildings insurance and management fee.

GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

DYRHAM PLACE, OAKHAM LE156FA

TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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