



### 3 storey Mid Terrace Town House

CHECK OUT this very well presented Mid Terrace 3 storey Town House. 70% SHARED OWNERSHIP. Spacious Living Room, Kitchen Breakfast Room, 1st Floor 2 Bedrooms & Bathroom, Top Floor Main Bedroom. Rear Garden, Off Road Parking, close to local Town Centre, Schools, Shops & Transport.

**3 Corn Close | Exeter | EX5 7HT**



thoroughly good property agents



PROPERTY TYPE

Mid Terrace Town House



SIZE

949 sq ft



LOCATION

Cranbrook Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Large Garden, Patio



EPC RATING

B



COUNCIL TAX BAND

C



### in a nutshell...

- SHARED OWNERSHIP 70%
- 3 Bedrooms
- Living Room
- Kitchen Breakfast Room
- Bathroom & Cloakroom
- Rear Garden
- Top Floor Main Bedroom
- Off Road Parking
- Close to new Town Centre & Country Park







## the details...

Property type: 3 bedroom mid terrace house with 2 parking spaces

Scheme: Shared ownership resale

Full market value: £275,000

### Share Purchase Price and Rent Examples

The share purchase price is calculated using the full market value and the percentage share purchased.

If you buy a 70% share, the share purchase price will be £192,500 and the rent will be £171.08 a month.

Your annual rent is calculated as 2.49% of the remaining share of the full market value owned by the landlord.

Please note that the rent is only calculated as a percentage of the retained equity when the lease is granted. All resale properties will have been subject to annual rent increases, which mean that the rent no longer represents a percentage of the retained equity. Further details of the rent review periods and calculations are contained within this document.

All figures are subject to change. Monthly payment to the landlord

In addition to the rent above, the monthly payment to the landlord includes:

Service charge £0.00

Buildings insurance £13.89

Total monthly payment excluding rent £13.89

(these are subject to change during the purchase process)

Reservation fee: £500.00

You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.

If you complete on the purchase of your home, the reservation fee will be added to your rent account. If you or the seller withdraw from the sale the £500 will be refunded.

Eligibility: You can apply to buy the home if both of the following apply:



## what the owner loves most...

**“We love the quiet area that we are in at the moment and the light throughout our home”**



# the floorplan...

## Corn Close, EX5

Approximate Area = 949 sq ft / 88.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1162649

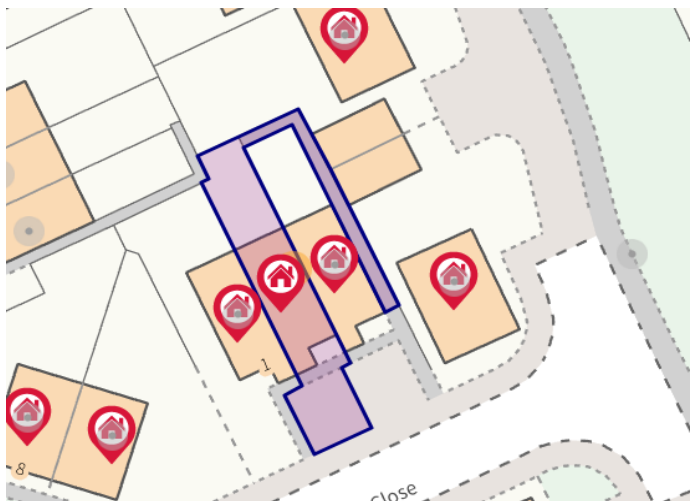


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## the location...

The popular new town known as Cranbrook is located on the outskirts of the historic city of Exeter. Cranbrook has excellent commuting links with Exeter Airport and the M5 Motorway is only a short drive away. Cranbrook also has the benefit of its own railway station just a 10 minute walk away connecting to the city centre. As Cranbrook grows so do the facilities, already having a thriving community with the Younghayes centre at its heart. There are local shops along with a doctor's surgery, pharmacy and highly regarded primary and secondary schools. Arriving soon a new town centre, shops and Morrisons supermarket.

### Shopping

Late night pint of milk: Co-op

Town centre: The property is in the centre of the town

Supermarket: Sainsbury's

### Relaxing

Beach: Exmouth

Parks: Country Park

### Travel

Bus stop: Younghayes Road

Train station: Cranbrook

Main travel link: M5

Airport: Exeter

### Schools

St Martins Primary School: approx.

Cranbrook Education Campus:

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7HT**







Need a more complete picture? Get in touch with your local branch...

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