



Shared Ownership Mid Terrace Home

CHECK OUT this SHARED OWNERSHIP Mid Terrace Home in central Cranbrook Town. Close to all shops, schools, amenities, transport & rail links & country park! Kitchen Breakfast Room, Living Dining Room. 2 Double Bedrooms, Bathroom, Garden, Parking. IDEAL FIRST HOME. 40% shared ownership lease

3 Morgan Sweet | Exeter | EX5 7ET



thoroughly good property agents



PROPERTY TYPE
Mid Terrace



SIZE
828 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Eon district heating system



PARKING
Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
83 B



COUNCIL TAX BAND
C



in a nutshell...

- 40% Leasehold Share Live West
- Kitchen Breakfast Room
- Living Dining Room
- 2 Double Bedrooms
- Bathroom & Cloakroom
- Garden & Parking
- Spacious Home
- Close to all Shops, Schools & Amenities
- Local Rail Station & Bus





the details...

Address: 3, Morgan Sweet, Cranbrook, Exeter, Devon, EX5 7ET

Property type: 2-bedroom mid terrace house

Scheme: Shared ownership resale

Full market value: £245,000

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 40% share, the share purchase price will be £98,000 and the rent will be £318.53 a month.

Your annual rent is calculated as 2.6% 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 All resale properties will have been subject to annual rent increases, which mean that the rent no longer represents a percentage of the retained equity.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 £7.99

Buildings insurance £12.60

Total monthly payment excluding rent £20.59

(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.

Tenure: Leasehold

Council Tax Band C

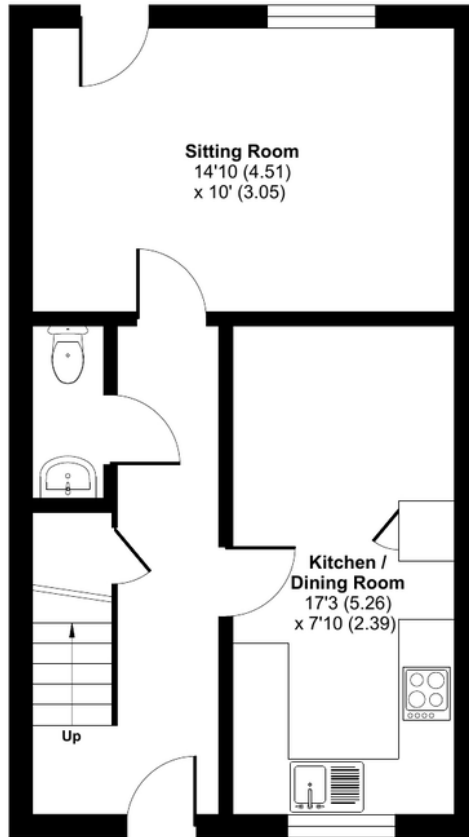




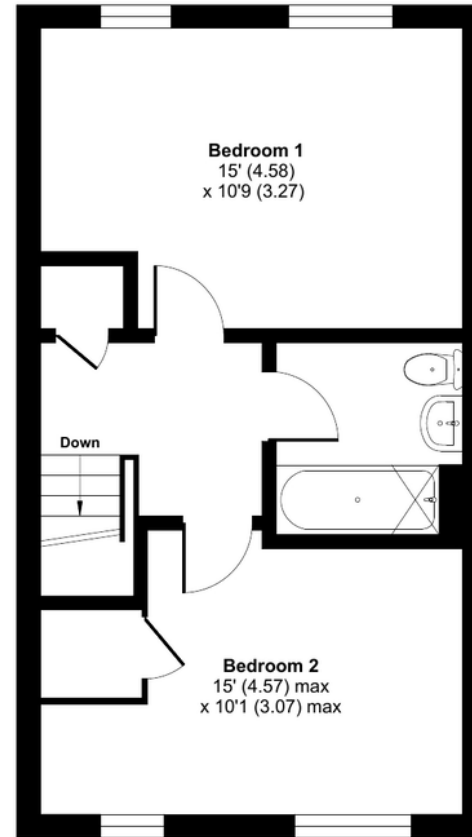
Morgan Sweet, Cranbrook, Exeter, EX5

Approximate Area = 828 sq ft / 76.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Ashtons Complete (Complete Property). REF: 1194014



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

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the location...

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7ET**





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

Tel [01392 422500](tel:01392422500)
Email exeter@completeproperty.co.uk
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Cranbrook
EX5 7DR

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