



- A 50/50 shared ownership property located in a convenient position
- Entrance hallway with handy groundfloor cloakroom
- Lounge to front and kitchen dining room to rear with door to garden
- Two double bedrooms and family bathroom with shower over bath
- Electric central heating and double glazing
- Fully enclosed West facing garden and private allocated parking



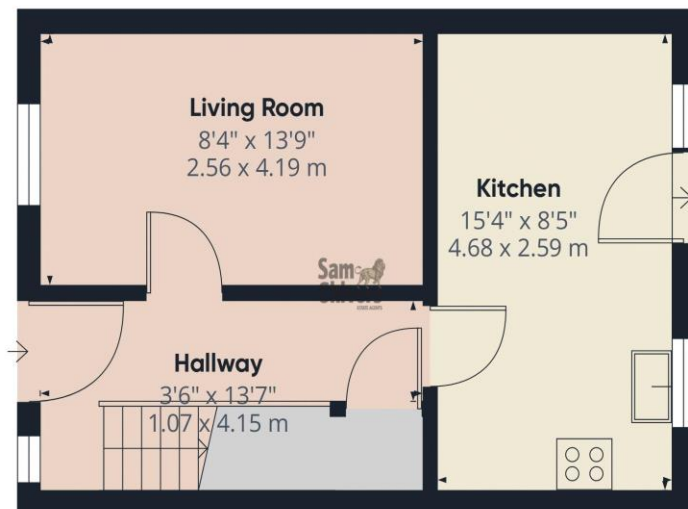
*** 50% SHARED OWNERSHIP ***

This two-bed end terrace home presents itself as an ideal first purchase. On entering the property, there is an entrance hallway with doors to all ground floor rooms, stairs to the first floor and a really useful ground floor wc. Lounge to front and separate kitchen/dining room with door to the garden. Two double bedrooms and a well fitted family bathroom with shower over the bath. The property also has electric central heating and double glazing. Externally the property has a fully enclosed patio garden with a sunny southerly aspect rear gated access to a private parking space. Tanner Close is a handy spot, commutable with plenty of local amenities nearby for convenience. Regular public transport is also readily available, and it is only a stones throw from local schools and shops.

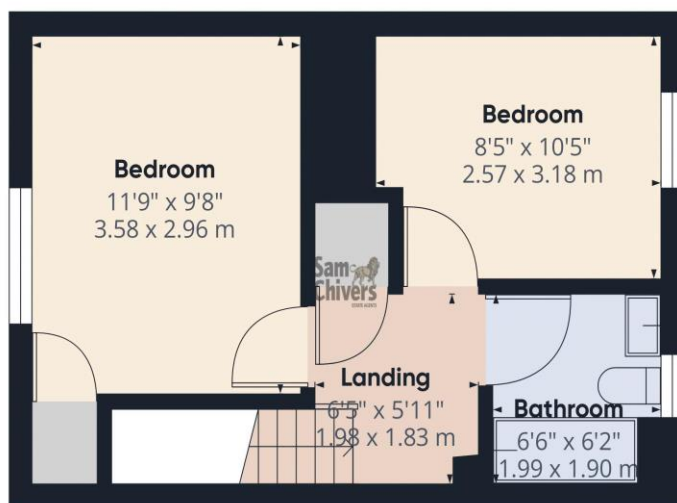
Agents Note: The property is being sold as a 50% shared ownership property with Live West - all buyers will subject to a qualifying process with Live West should they wish to proceed and will need to complete an application. Enquire with the agent for more details. Leasehold - 99 year lease commencing October 2010. Payments to the Landlord: Monthly Rent: £174.35 Additional charges: Service charge; £0.00 Buildings insurance; £12.60 LiveWest Management Charge; £10.00 Total monthly payment excluding rent; £22.60 (these are subject to change during the purchase process)

Tenure: Leasehold. **Council Tax Band:** B.





Floor 0



Floor 1

Approximate total area⁽¹⁾
625 ft²
58 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Score	Energy rating	Current	Potential
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69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.