



2 bed semi detached house 40% resale home situated in the desirable area of Eastington. Comprising of lounge, kitchen/diner, WC, 2 bedrooms and bathroom with close access to local amenities and M5 motorway.

Shared Ownership Information

OMV - £260,000
40% Shared Ownership - £104,000
Rent - £396.41 (this payment will increase every April)
Management company charge - £18.90pcm
Buildings Insurance - £9.87pcm

Must have a local connection to Eastington.
All applicants details will be sent and dealt with by the vendor directly

Ground Floor

Entrance Hall

Door leading to lounge and stairs to first floor

Lounge

12.4 x 9.7 (3.66m.1.22m x 2.74m.2.13m)
Door to kitchen/dining room, window to front elevation

Kitchen/Diner

12.5 x 12.9 (3.66m.1.52m x 3.66m.2.74m)
Fitted kitchen with range of wall and base units, stainless steel sink, space for washing machine or dishwasher and integrated fridge/freezer. Electric oven with gas hob with hood over. French double patio doors rear garden.

WC

White wash hand basin and low level WC

First Floor

Landing, doors to 2 bedrooms, bathroom and airing cupboard. Loft access which fully is boarded.

Bedroom One

Two windows to rear elevation.

Bedroom Two

40'8" x 31'9" (12.4 x 9.7)
Two windows to front elevation.

Bathroom

White wash hand basin and low level WC, bath with shower over

External

Driveway parking for two cars, garden with extended patio, outside tap and electrical socket to rear with side access

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. However, you may buy further shares. This is called 'staircasing', and may eventually progress to outright ownership.

Photography & measurements

Photos and measurements have been carried out by the vendor. Measurements are not to scale or accurate.

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.

