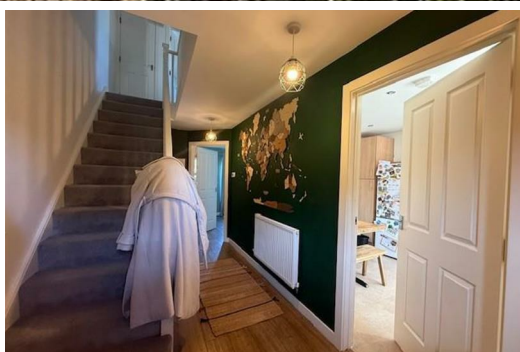




2 Bed Mid Terrace 40% Shared Ownership home is situated within the Rural area of Weston Under Penyard Ross-on-We.

The accommodation comprised of an entrance hall leading to Lounge, Kitchen/Diner and WC at the rear. On the first floor there are 2 bedrooms, bathroom with shower over bath along with 3 storage cupboards across both levels.

This property also benefits from a rear enclosed garden and 2 parking spaces.

Shared ownership information New AHP
Shared ownership is a part buy part rent property from a registered landlord
You purchase a share with the help of a mortgage based on your affordability.

Example of costs based on a Share of: 40 %

Open Market Value: £225,000
40% Share: £90,000
Rent per month: £309.38
Service Charges per month: TBC
Buildings insurance per month: TBC

The more you buy the lower your rent will be. Rent is calculated at 2.75% of the unowned share. These costs will increase each year with inflation.

Ground Floor
Doors leading to understairs cupboard

Kitchen
12'1" x 9'6" (3.7 x 2.9)
Fitted kitchen with range of wall and base units, stainless steel sink with mixer tap, space for Dishwasher, Fridge/freezer and Washing Machine. Electric oven with gas hob with hood over. Window to front elevation

WC
7'2" x 2'11" (2.2 x 0.9)
Low level WC and wash hand basin. Window to rear elevation

Lounge
12'5" x 13'5" (3.8 x 4.1)
Window and patio doors to the rear elevation.

First Floor
Doors leading to 2 upstairs cupboards.

Bedroom 1
16'8" x 12'1" (5.1 x 3.7)
2 Windows to rear elevation.

Second Bedroom
12'5" x 9'2" (3.8 x 2.8)
Window to front elevation.

Bathroom
6'10" x 6'2" (2.1 x 1.9)
White bathroom suite with shower over bath, low level WC and wash hand basin.
Window to Front elevation

External
Rear garden. Space to the front right of the properties for 2 parking spaces

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.

Two Rivers Housing
TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan

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.

