



33 Meyer Close, Wellington, TA21 9FE

£92,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroom terraced property available to buy on a Shared Ownership basis with Live West Homes. One can buy a minimum of 40% of the property, subject to certain criteria.

Tenure: Leasehold / Energy Rating: B / Council Tax Band: B

Meyer Close is located on the Cades Farm development to the East of the town and is excellently located for both Wellington town Centre, transport links to the A38 and the M5 motorway, as well as supermarkets and regular bus services.

THREE BEDROOM MODERN TERRACE

DRIVEWAY PARKING FOR TWO VEHICLES

ENCLOSED REAR GARDEN

POPULAR MODERN DEVELOPMENT

UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING

LEASEHOLD - 125 YEARS FROM 2016

**CONVENIENT TO TOWN CENTRE, A38, M5, SUPERMARKET & BUS STOP
LINKING PLYMOUTH & BRISTOL**

MINIMUM SHARE AVAILABLE 40 %

(If you buy a 40% share, the share purchase price will be £92,000 and the rent will be £302.79 a month)



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ACCOMMODATION

Entrance Hallway	Stairs leading to the first floor
Cloakroom	6' 7" x 3' 1" (2.01m x 0.94m)
Kitchen/Diner	16' 4" x 8' 5" (4.97m x 2.56m)
Sitting Room	16' 9" x 9' 6" (5.10m x 2.89m)
First Floor Landing	Access to loft space. Airing Cupboard.
Bedroom One	14' 1" x 8' 6" (4.29m x 2.59m)
Bedroom Two	11' 9" x 9' 9" (3.58m x 2.97m)
Bedroom Three	9' 6" x 7' 11" (2.89m x 2.41m)

OUTSIDE

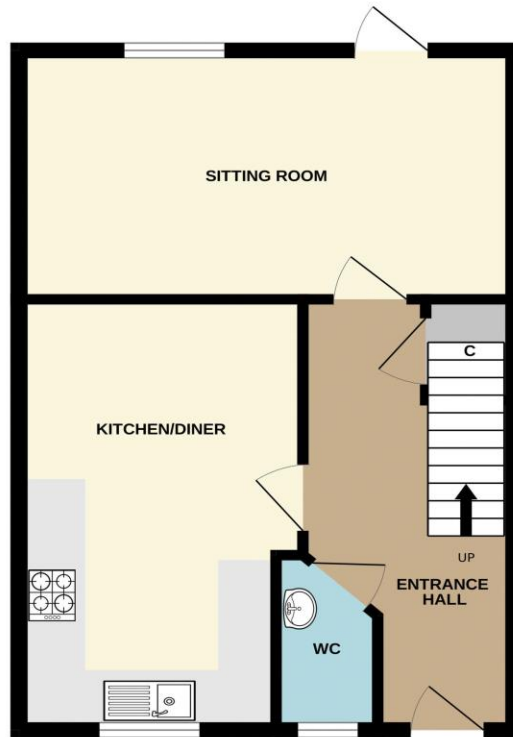
To the front of the property is driveway parking for two vehicles. The rear garden is fully enclosed and laid to patio and lawn and there is pedestrian rear access.

ELIGIBILITY

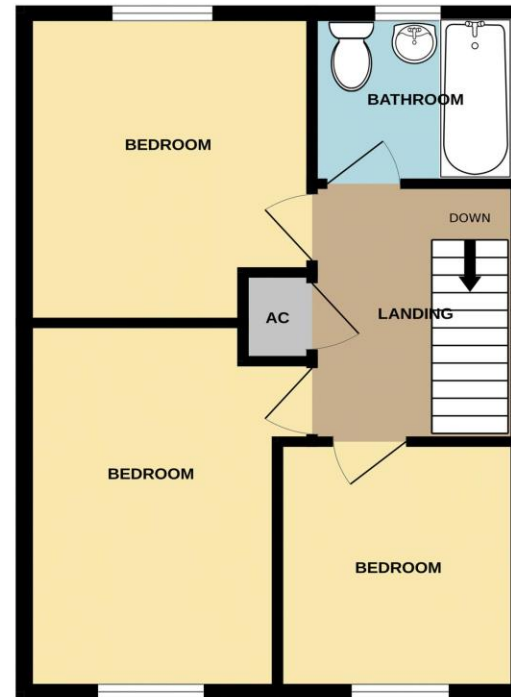
You can apply to buy the home if both of the following apply: • your household income is £80,000 or less • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs One of the following must also be true: • you're a first-time buyer • you used to own a home but cannot afford to buy one now • you're forming a new household - for example, after a relationship breakdown • you're an existing shared owner, and you want to move • you own a home and want to move but cannot afford to buy a new home for your needs If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase. As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and and mortgage payments.



GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk