



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



District Heating



Two Allocated Parking
Spaces



Enclosed Rear Garden



Council Tax Band: C

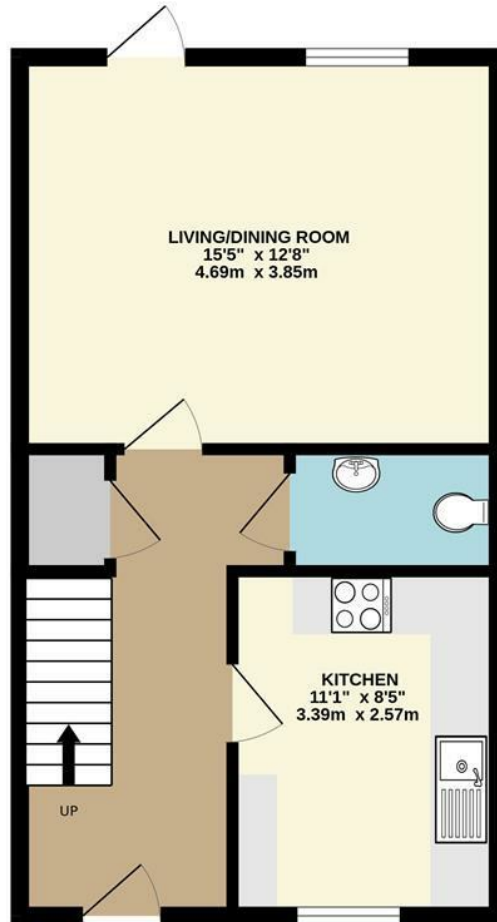
£148,500 Leasehold

Rush Meadow Road,

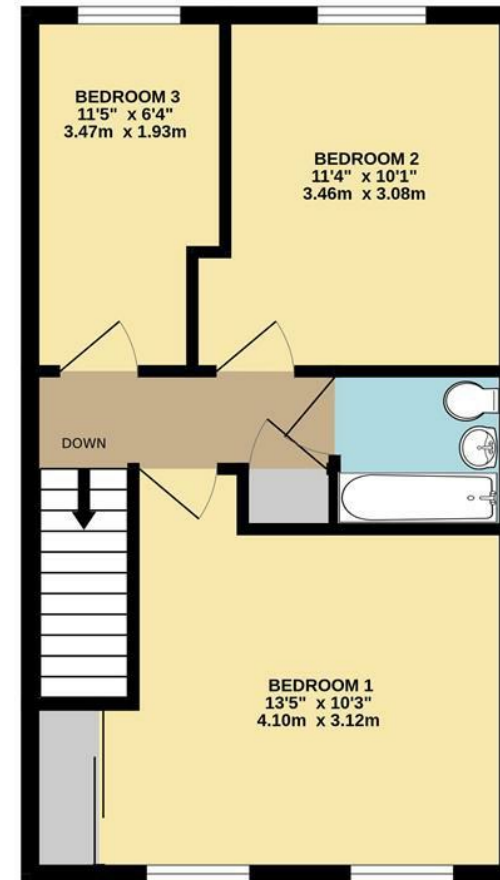
Cranbrook, Exeter, EX5 7GB

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

A modern and well-presented three-bedroom shared ownership property offered to the market for sale. Located within the popular town of Cranbrook, on the eastern fringes of Exeter, Cranbrook offers excellent access to local facilities such as Cranbrook Education Campus, St Martins Primary & Nursery School, a parade of shops/cafes and Cranbrook Train Station which offers a regular service into the City Centre.

The property is available with a 55% share to purchase - please note the eligibility and local connection criteria included below.

The accommodation is light and spacious throughout comprising in brief, generous entrance hall, kitchen, living room/diner offering access out onto the rear garden and cloakroom to the ground floor. Three generously sized bedrooms and a bathroom, located to the first floor completes the accommodation.

Outside the property enjoys a fully enclosed rear garden and two allocated parking spaces arranged in tandem. Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

LOCAL CONNECTION

An eligible person means a person who is in need of Affordable Housing and who has a strong location connection with the administrative area of East Devon District Council or Exeter City Council (priority will be given to applicants with a local connection to the East Devon District) and who satisfies one or more of the following criteria .

- The person is currently resident in the area
- The person is currently employed in the area
- The person needs to live in the area to take up firmly committed employment
- The person has close family living in the area (i.e. mother, father, daughter, son,sister, brother).
- The person has been resident in the area for at least five of the last ten years.

LEASEHOLD INFORMATION

Length of Lease: 199 years from 26th November 2021

Monthly Rent: £267.55

Buildings Insurance £13.89 per month

Service Charge & Rent Review Period: Annually in April

SHAREDOWNERSHIP 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.

MAKING AN APPLICATION

If you wish to make an application for this property please contact us or see further information on the Naomi J Ryan website. Applications are dealt with on a strictly first come first served basis and applicants must have viewed the property in order for their application to proceed.

<https://www.livewest.co.uk/apply-for-your-resale-home>



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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