



Westcott Way Persnore

£142,000

- Three bedroom end terrace property
- Westcott Rise development by We Link Modular Homes
- 40% shared ownership
- Additional shares can be purchased from the outset
- Kitchen/dining room with French doors to the garden
- Allocated parking
- Sought after town location
- ****VIEWING AVAILABLE 7 DAYS A WEEK****

**Nigel Poole
& Partners**

Westcott Way

Pershore

£142,000

****THREE BEDROOM END TERRACE SHARED OWNERSHIP PROPERTY**** This property is sold on a 40% shared ownership basis with a rent and service charge payable. Entrance hall; cloakroom; lounge and a superb kitchen/dining room. On the first floor there are three bedrooms and a bathroom. The rear garden is laid to lawn with a patio seating area. Garden shed. Two allocated parking spaces. Energy efficient with PV Solar renewable integrated into the roof, highly insulated wall panels, Energy Efficient 'Warm Roof' Design, mechanical ventilation and wastewater heat recovery system. Located in Georgian town of Pershore with easy access to a great range of amenities, excellent access to local train stations and motorway links.

Front

Allocated parking for two vehicles.

Entrance Hall

Doors to the cloakroom, storage cupboard, lounge and the kitchen/dining room. Stairs rising to the first floor.

Cloakroom 5' 6" x 3' 5" (1.68m x 1.04m)

Obscure double glazed window to the front aspect. Wash hand basin and low flush w.c. Electric panel heater.

Lounge 15' 5" x 12' 11" (4.70m x 3.93m) max

Double glazed window to the front aspect. Television aerial point. Electric Panel heater. Open plan to the dining room.

Kitchen/Dining Room 21' 0" x 10' 3" (6.40m x 3.12m)

max

Double glazed window to the rear aspect. Double glazed French doors to the garden. Wall and base units surmounted by work surface. Sink and drainer. Integrated electric oven and hob. Space for a fridge freezer.



Landing

Access to the loft. Coors to three bedrooms and the bathroom.

Bedroom One 21' 0" x 11' 7" (6.40m x 3.53m)

Double glazed window to the front aspect. Electric panel heater.

Bedroom Two 12' 5" x 9' 9" (3.78m x 2.97m)

Double glazed window to the rear aspect. Electric panel heater.

Bedroom Three 9' 9" x 8' 3" (2.97m x 2.51m)

Double glazed window to the rear aspect. Electric panel heater.

Bathroom 6' 6" x 6' 2" (1.98m x 1.88m)

Panelled bath with shower over. Wash hand basin and low flush w.c. Tiled splashbacks. Electric heated ladder rail.

Garden

Laid to lawn with a patio seating area. Garden shed.



Eligibility Criteria

There are certain criteria you have to meet in order to qualify for a shared ownership property which are as follows:

- You have a household income of less than £80,000 per year
- You are a first time buyer i.e. you don't already own a home or you are a homeowner but it doesn't meet your current needs and you cannot buy a suitable property outright. The current home must be sold subject to contract.
- You are at least 18 years of age
- You have a deposit and are able to secure a mortgage
- You will need to be financially qualified to confirm you can obtain a mortgage and we can offer you that service
- You will then need to register with homechoice plus <https://www.homechoiceplus.org.uk/>

Tenure: Leasehold

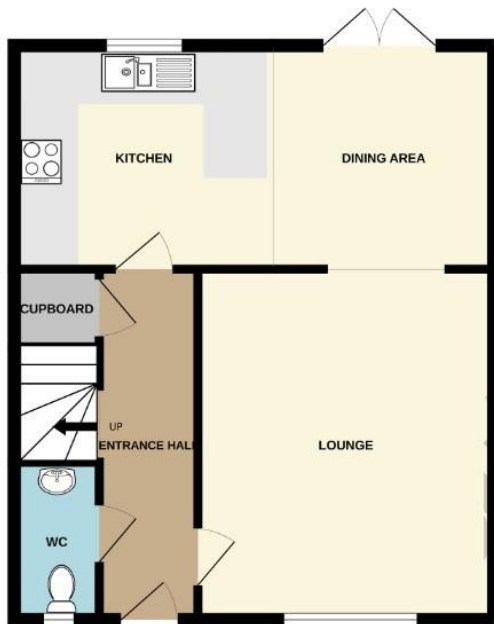
Rent per month: £488.13 Service charge per month £60.06 The term of the lease is 125 years. This is a restricted lease which means the shared owner can staircase out to 100% however will never own the freehold and will continue to be a leaseholder to Bromsgrove District Housing Trust once 100% ownership has taken place. If a purchaser staircases to 80%, when they come to sell, there is a mandatory buyback clause which means BDHT will buy the property back at the RICS valuation at the time of the sale.

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 1RH

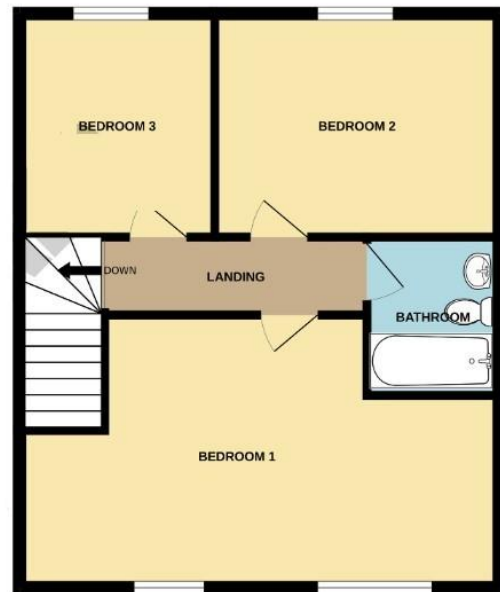




GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 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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