



Jackdaw Way, Kennett, CB8 7QQ

CHEFFINS

Jackdaw Way

Kennett,
CB8 7QQ

- 50% Shared Ownership
- Underfloor heating to the ground floor
- Six solar panels to roof
- Additional insulation
- Boarded loft
- EPC A rated
- EV Charging Point

A brand new two bedroom home provided by Kennett Community Land Trust to provide opportunities for local residents to part purchase affordable housing within the local area. The property is built to a high standard and has achieved an 'A' status for its energy performance. A 50% share is available with the opportunity to staircase to a higher percentage in the future. Eligibility requirements are available on the link in the brochure or from the agent. PLEASE NOTE THAT APPLICATIONS RECEIVED WILL BE SCORED AND A DECISION TAKEN AFTER 29TH NOVEMBER ON THE SUCCESSFUL APPLICANT.



Asking Price £150,000





LOCATION

KENNETT and neighbouring Kentford are ideally placed 4 miles north-east of Newmarket, 18 miles north-east of Cambridge and 10 miles west of Bury St Edmunds. London is within easy access via the A11 and M11. Local amenities include a primary school, Post Office and general store, 2 public houses/restaurants and railway station providing access to Cambridge, Ipswich, Norwich and London.

GROUND FLOOR

ENTRANCE HALL

Entrance door and staircase rising to the first floor.

CLOAKROOM

Comprising low level WC and wall-mounted wash basin.

SNUG

Triple glazed window to the front aspect.

KITCHEN/DINER

Triple glazed windows to the rear and side aspects and double glazed door opening to the garden. Fitted with a range of base and wall mounted units with worktop space over, stainless steel sink and drainer with mixer tap, integrated electric oven and induction hob with extractor hood over, space for fridge, space and plumbing for washing machine and built-in understairs storage cupboard.

FIRST FLOOR

LANDING

Access to the loft space (with loft ladder and attic trusses and boarding) and Triple glazed window to the front aspect.

BEDROOM 1

Triple glazed window to the rear aspect and built-in airing cupboard.

BEDROOM 2

Triple glazed window to the front aspect.

BATHROOM

Suite comprising panelled bath with shower over, low level WC, pedestal wash basin and heated towel rail.

OUTSIDE

To the front of the property there is a pathway leading to the entrance door with an adjoining lawn and parking for two vehicles with an EV charging point. The rear garden is fully enclosed, mainly laid to lawn with a small patio area.

Garden shed (6' x 4')

SHARED OWNERSHIP

The property is being offered for sale on a shared ownership basis. A minimum 50% share is available to purchase, with the remaining 50% being owned by the Kennett Community Land Trust to whom a monthly rent is payable.

- Full details of eligibility requirements for a shared ownership property can be found at <https://www.kennettclt.org/> or from the agent
- The full market value is £300,000
- The property/share price of £150,000 is non-negotiable
- The monthly rent is £343.75

There is an option to staircase to a higher percentage in the future.

AGENT'S NOTES

- Tenure – Leasehold
- Length of Lease – 990 Years
- Annual Ground Rent – N/A
- Annual Service Charge – £90 p.a. reviewed each year in line with CPI
- Council Tax Band – To be assessed
- Property Type – Semi-detached house
- Property Construction – Brick with tiled roof
- Number & Types of Room – Please refer to the floorplan
- Square Footage – 81.38m2 (876 sqft)
- Parking – Off-street parking for 2 vehicles

UTILITIES/SERVICES

- Electric Supply – Mains and solar panels (6 x 355Wp) with Feed-In Tariff split between KCLT & occupier
- Water Supply – Mains
- Sewerage – Mains
- Heating – Air source heat pump with underfloor heating to ground floor and radiators to first floor
- Broadband – Fibre to the Property
- Mobile Signal/Coverage – Good

COVENANTS

- We have been made aware this property does contain restrictive covenants – please refer to the land registry title for

more information and visit the CLT website www.kennettclt.org

RESTRICTIONS

- Eligibility requirements for shared ownership (Affordability – there must be an inability to afford open market rents or the purchase of suitable housing, Local connectivity and sustainability – a family, or an employment connection, to Kennett or neighbouring parishes and A recognised housing need.)

- No HGV vehicles

PLANNING PERMISSION

- All proposals relating to the development of Kennett Garden Village

BUILDING SAFETY

- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

ACCESSIBILITY/ADAPTATIONS

- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

The property will have Amtico Spacia flooring downstairs and carpets fitted on the stairs and first floor.

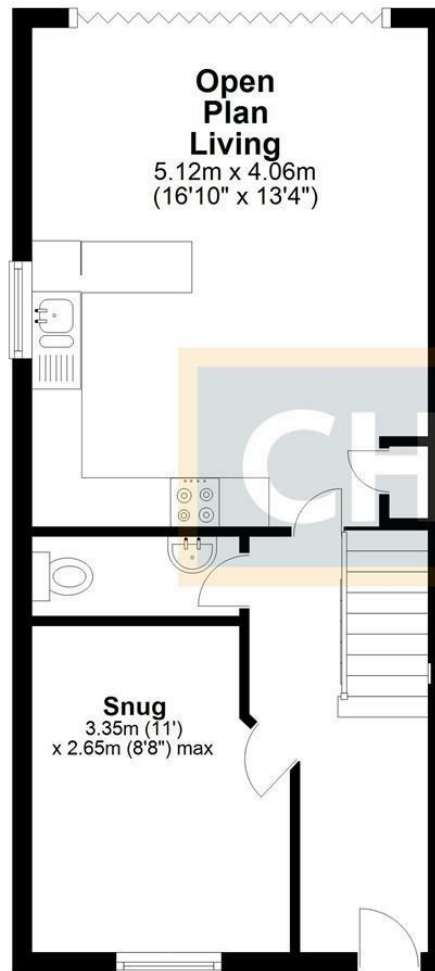
Potential for turning the property into a 3 bedroom house by conversion of the loft space, subject to the relevant permissions.

Please note the correct actual postcode for this property will be CB8 7WN.



Ground Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 76.2 sq. metres (820.4 sq. feet)

Asking Price £150,000

Tenure - Leasehold

Council Tax Band - New Build

Local Authority - East Cambridgeshire

EPC Rating - Predicted 'A'



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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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