



3 Muddle Brook, Roundswell, EX31 3WE
50% Shared Ownership £115,000

A rare opportunity to acquire a 50% share of this well presented 2 bedroom house, located in the popular and convenient location of Roundswell.

Description

Immaculately presented throughout, this stunning two-bedroom home in Roundswell, Barnstaple, is a must-see for buyers seeking a modern property with off-road parking. Styled to show-home standards, this home offers contemporary living in a sought-after location.

Upon entering, you are welcomed into a bright and airy entrance hall finished in a fresh, neutral décor with durable hard flooring. The hallway provides access to a spacious storage cupboard housing the superfast fibre broadband unit, a modern fitted kitchen, a convenient downstairs W.C., and a versatile living/dining area, perfect for relaxing or entertaining. The living space extends seamlessly into the enclosed rear garden via elegant French UPVC doors.

Upstairs, you'll find two well-proportioned double bedrooms, both fitted with plush carpets for added comfort. The contemporary family bathroom features a stylish three-piece suite, including a chrome shower over the bath, a W.C., and a hand basin, complemented by tile-effect vinyl flooring and extended wall tiling for a sleek finish.

This beautifully maintained home is ideal for first-time buyers in a prime location in Roundswell. Viewing is highly recommended!

Shared Ownership Key Criteria:

Key criteria are:

Buyers must be at least 18 years old

Buyers must have a total household income under £80,000

Buyers must meet the Homes England affordability and sustainability assessments (see the Homes England calculator guidance for further information)

Buyers are expected to use any savings and assets towards the purchase of their home. This may mean selling assets such as bonds, shares, land and any other financial investments.

Buyers in receipt of benefits are eligible for shared ownership provided

they meet the Homes England affordability assessment (not all benefits are eligible)

Self-employed buyers must be able to provide 2-years evidence of their income

Buyers must purchase the maximum share they can reasonably afford within the parameters of the Homes England calculator

Shared owners must be first time buyers or do not own another property in the UK or any

other country or have a memorandum of sale for their existing property.

Buyers must have good credit history and must not have the following (for more information on acceptable credit for Home Reach please refer to the credit policy):

- A mortgage or rent arrears
- Other bad debts
- County Court Judgements

Buyers must have a minimum 5% deposit towards the share they are purchasing

Buyers may retain a portion of their savings to cover the costs of purchase and moving home (typically up to £5,000). This may include:

- Legal fees
- Stamp Duty Land Tax where applicable
- Mortgage application fees
- Valuation fees and any associated moving costs

Kitchen / Lounge 20'4" x 13'3" (6.20 x 4.04)



Bathroom 6'5" x 6'5" (1.98 x 1.97)



Bedroom 1 13'3" x 8'9" (4.04 x 2.69)



Community College / Pilton Community College - both 3-4 miles away
Seller's position - Looking to find somewhere to upsize
Service Charge - £171.71 per annum

Bedroom 2 13'3" x 7'6" (4.04 x 2.31)



Garden and Parking



Information

Age - 2021

Tenure - Leasehold 125 years starting 2021

Shared Ownership - 50%

Rent on other 50% - £280.69 per month

Heating - Gas central heating

Drainage - Mains

Windows - UPVC double glazed throughout

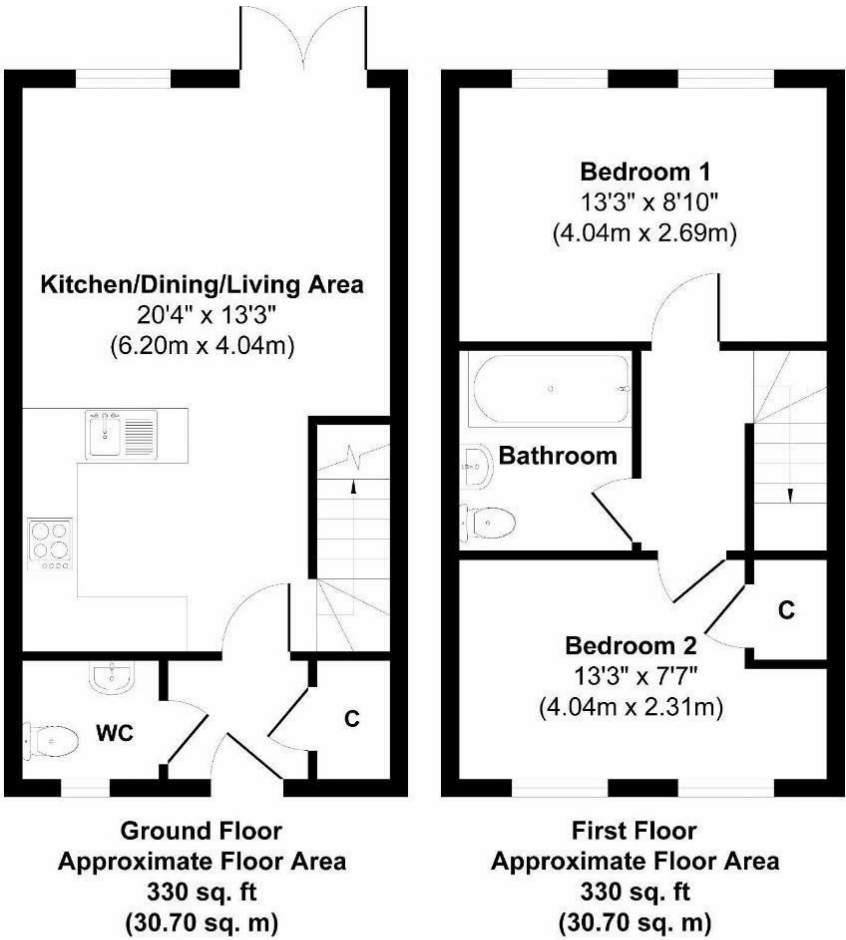
Council Tax - Tax band B

EPC Rating - Current B 84 - Potential A 98

Nearest Primary School - Roundswell Community Primary

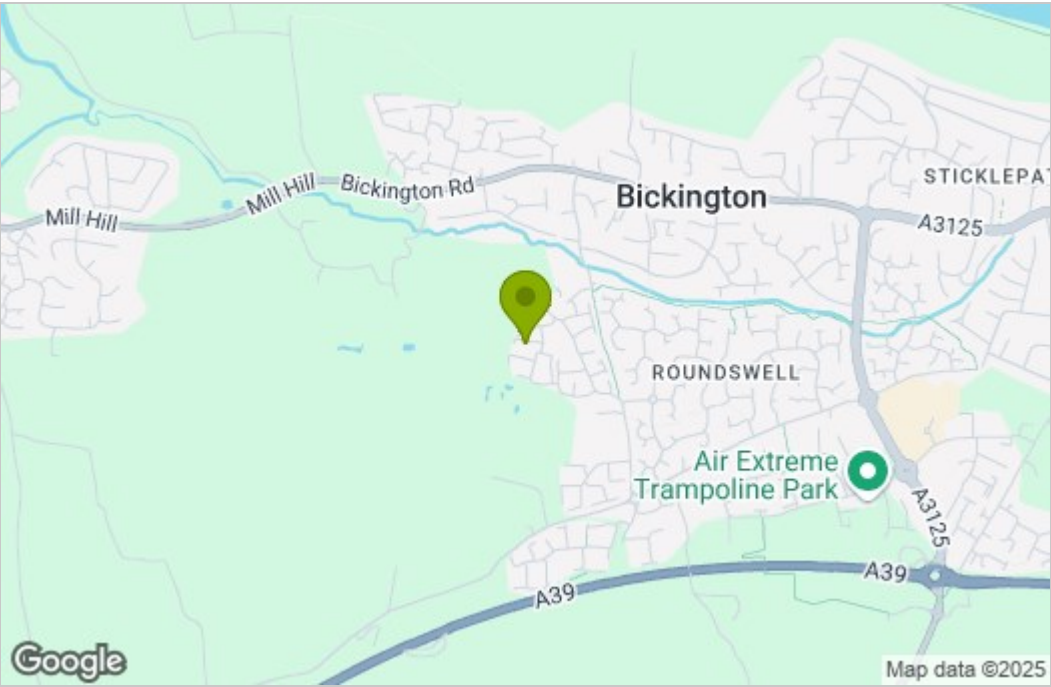
Nearest Secondary School - The Park School

Floor Plan

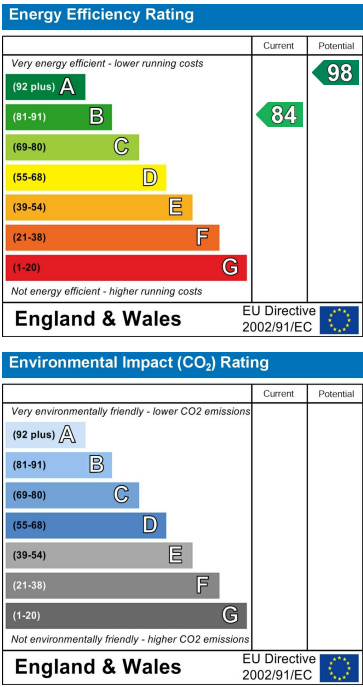


Approx. Gross Internal Floor Area 660 sq. ft / 61.40 sq. m
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Area Map



Energy Efficiency Graph



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