



11 Old Tram Drive, Roundswell, EX31 3WR

50% Shared Ownership £150,000

A well-presented three-bedroom semi-detached home available on a 50% shared ownership basis, situated in a popular modern development in Roundswell with garage, driveway parking, and the remainder of a 10-year NHBC guarantee.

Description

Available on a 50% Shared Ownership basis, this spacious and well-presented three-bedroom semi-detached family home is located within a popular and modern development in Roundswell, close to a wide range of local amenities. The property benefits from driveway parking, a single garage, and the remainder of a 10-year NHBC guarantee.

Internally, the accommodation is in excellent condition and comprises an entrance hall, a contemporary fitted kitchen, a separate living/dining room, and a convenient downstairs WC.

On the first floor are three bedrooms, with the main bedroom enjoying its own en suite shower room. A modern three-piece family bathroom serves the remaining 2 bedrooms.

The rear garden is a generous size, fully enclosed, and offers a good degree of privacy. It features a composite decking seating area—ideal for outdoor dining and entertaining—with steps leading to a large, level lawn.

Lounge/Diner 15'9" x 15'5" (4.81 x 4.72)



Kitchen 10'8" x 9'1" (3.26 x 2.79)



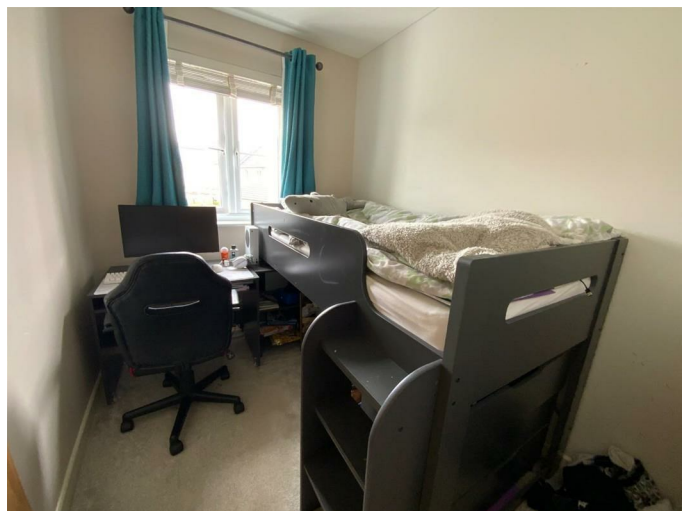
Bedroom 1 11'4" x 9'1" (3.47 x 2.79)



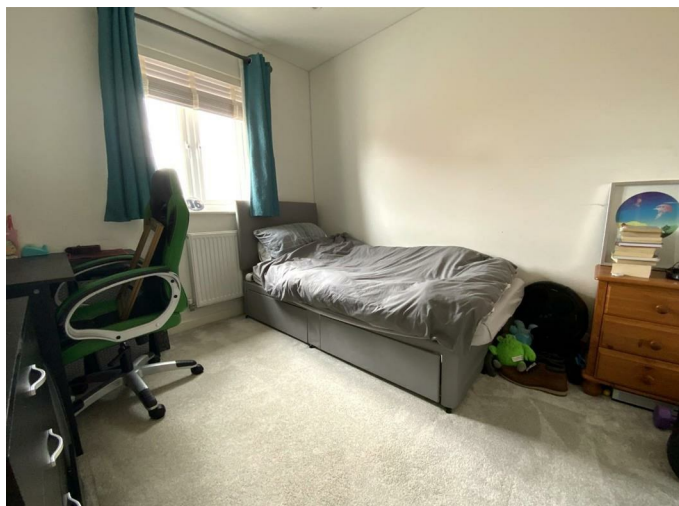
Ensuite



Bedroom 2 9'8" x 8'5" (2.97 x 2.59)



Bedroom 3 8'0" x 6'7" (2.46 x 2.01)

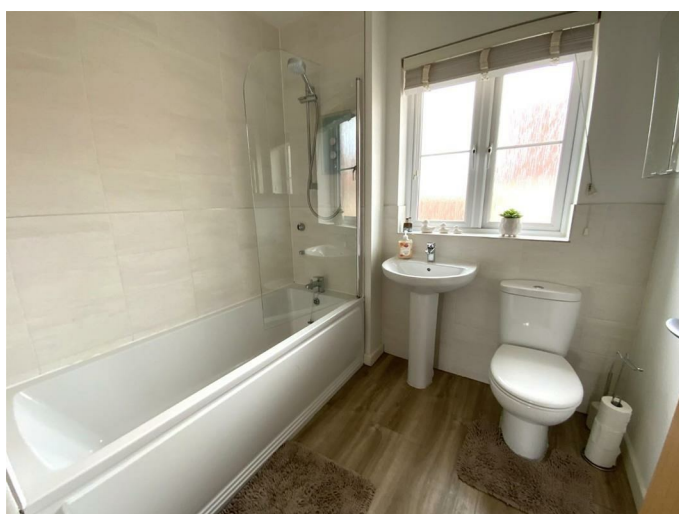


EPC Rating - B 82 - Potential to be A 94
Nearest Primary School - Roundswell Community Primary - 2 minute walk
Nearest Secondary School - Park School Community College - 3.2 miles
Seller's position - Vendors have found a property to purchase onwards

Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

Bathroom



Garage

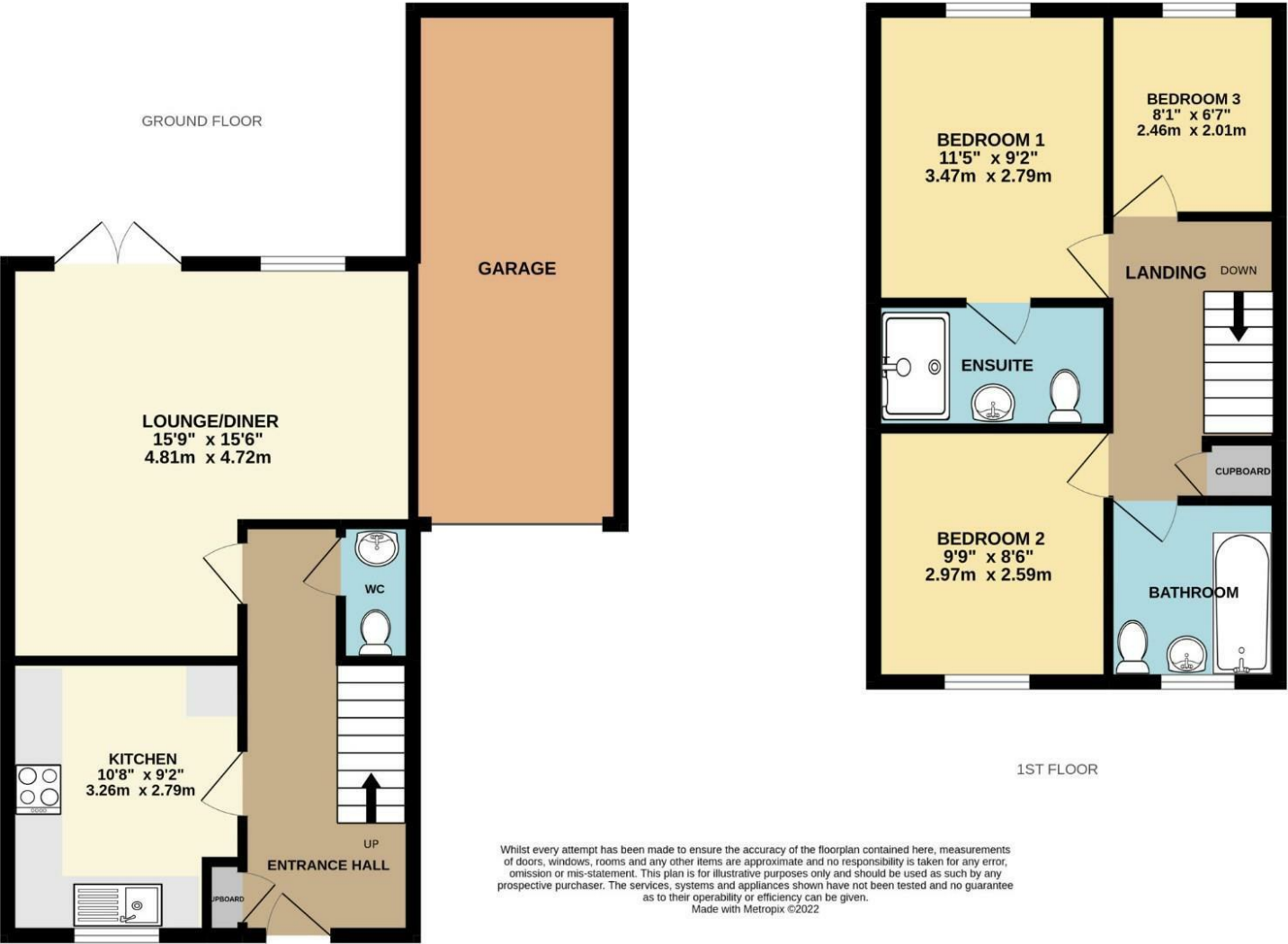
Garden



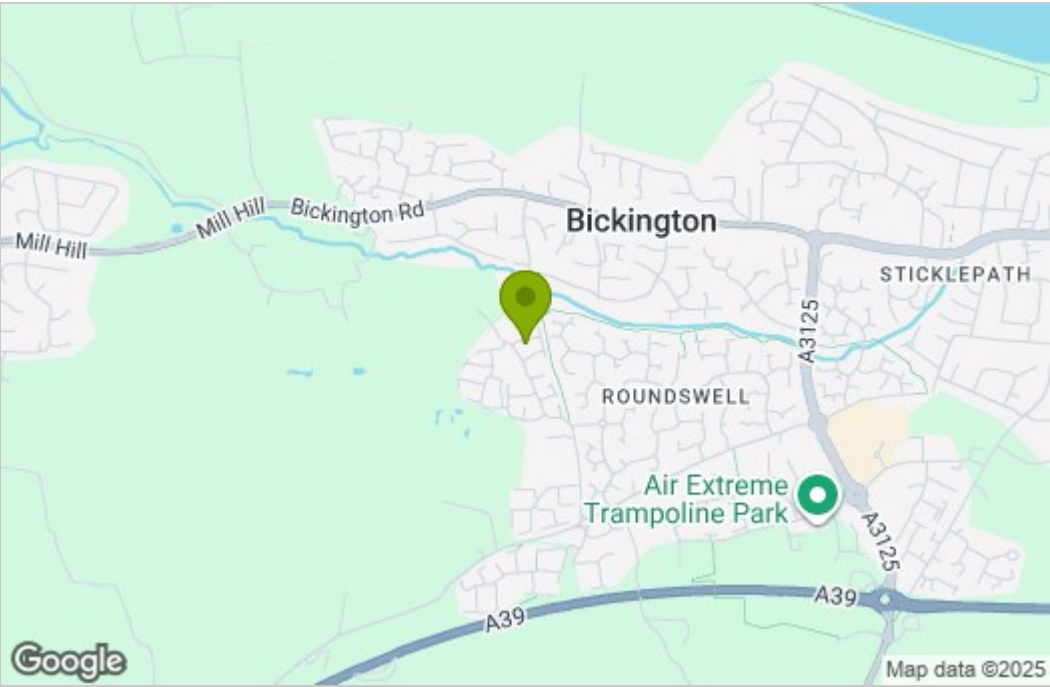
Information

Age - 2019
Tenure - Leasehold - 50% shared ownership
Monthly Rent - £386.91
Monthly Lease Management Fee - £26.23
Annual Buildings Insurance - £11.77
Service Charges - £13.33 per month
Heating - Gas Combi Boiler
Drainage - Mains
Windows - UPVC double glazing throughout
Council Tax - Tax band D

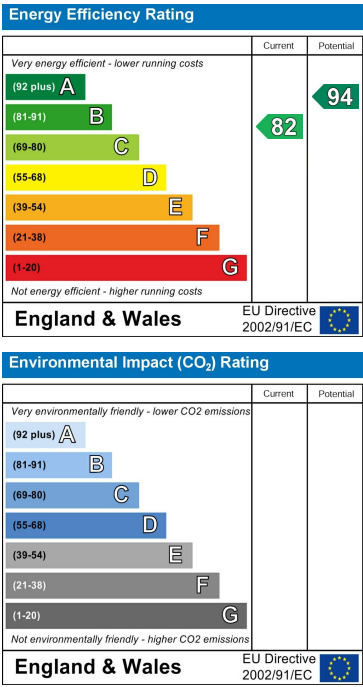
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.