GODFREY-PAYTON
CHARTERED SURVEYORS

9 Barracuda Rise, Southam, CV47 1AU

Guide Price | **£270,000**

Barracuda Rise, Southam, CV47 1AU

Two Bedroom Semi-Detached Home with Parking

- SEMI-DETACHED with TWO SPACIOUS DOUBLE BEDROOMS
- DINING KITCHEN leading to LARGE REAR GARDEN
- OPTION TO BUY AS SHARED OWNERSHIP AT 60% SHARE VIA ORBIT HOUSING
- GOOD SIZE GROUND FLOOR W.C. and UTILITY AREA
- QUIET CUL-DE-SAC next to PARK
- DRIVEWAY FOR TWO VEHICLES
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- FLYING FIELDS DEVELOPMENT
- SOUTHERLY FACING REAR GARDEN

Summary
Located in the Flying Fields Development, off Welsh Road East in Southam, the property is nicely positioned in Barracuda Rise, opposite the centralised park, on a no-through road. The property is semi-detached, and benefits from a drive offering tandem parking for two vehicles, and a wider than normal rear garden. Inside, the property is tastefully decorated and offers spacious accommodation, briefly comprising: open living room, a dining kitchen, a ground floor w.c. with utility connections, a large cupboard also with utility connections, two good size double bedrooms, a family bathroom and a generous size rear garden.

The property is offered with No Onward Chain and can be bought either with Freehold Ownership at £270,000, or Shared Ownership via Orbit Housing Association with a 60% share.

The property comprises in further detail:
The house is approached via a pathway with gravel border to side, leading to:

Canopy Porch
With a wall light and private main entrance door opening to:

Living Area
With an initial entry space with stairs leading to the First Floor Accommodation, and opening to a Living Room with window to front aspect, ceiling light point, partial paneling to half height, radiator and open understairs storage space, with a door to:

Lobby
With wood-effect flooring and doors to Utility Cupboard, Ground Floor W.C. and opening to:

Kitchen Dining Room
Door with window opening to rear garden, window to rear aspect, ceiling light point, radiator wood-effect flooring, and a fitted kitchen comprising: range of wall, drawer and base units with inset one and half bowl sink with mixer tap and drainer unit, integrated electric oven with gas hob and cooker hood over, and integrated fridge/freezer.

Ground Floor W.C.
Good in size with ceiling light point, radiator, low-level flush w.c. and pedestal wash hand basin with mixer tap, with space and plumbing for washing machine / tumble dryer.

Utility Cupboard
Generous in size with plumbing and space for washing machine.

First Floor Accommodation
Stairs lead from the Living Area to:

Landing
Ceiling light point and doors to:

Bedroom One
Two windows to rear aspect, ceiling light point and radiator.

Bedroom Two
With Two windows to front aspect, ceiling light point, loft hatch access, partial paneling to half-height and radiator.

Family Bathroom
Ceiling light point, radiator, partial wall tiling, wood-effect flooring and a suite comprising of: low-level flush w.c., pedestal wash hand basin with mixer tap over, paneled bath with mixer tap and wall-mounted shower over.

Outside

Rear Garden
Accessed via the gated side entry or via the Dining Kitchen, with a paved patio area and access to a garden laid with lawn, with fencing to rear and sides.

Shared Ownership Information
The property is also offered for sale as a Shared Ownership property, via Orbit Housing Association. Should a buyer proceed to purchase the property as Shared Ownership, the property will be Leasehold, with a share of 60% of the full ownership price of £270,000, equating to a purchase price of £162,000.

Leasehold Information:
Years Remaining On Lease: 117 (125 years from April 2019, and ending in Apr 2144)
Monthly Rent: £318.95 (Including: Rent, Service Charge, Insurance and Management Charge).

If you are interested in purchasing the property as Shared Ownership, please complete the eligibility checker on the Government Website: https://www.gov.uk/shared-ownership-scheme/who-can-apply

Please be advised that the following will need to apply:

• The household earns £80,000 a year or less (or £90,000 a year or less in London)

• You are first-time buyers (or used to own a home but cannot afford to buy one now. Existing shared owners are required to have disposed of their existing shared ownership home at the point of purchase.)

• You are aware that shared ownership properties cannot be sub-let and must be the leaseholder's primary residence.

Tenure
Godfrey-Payton have been informed that the property is currently Leasehold with a 60% share on the building. However, purchasers are able to buy the property with a Freehold Title on completion of the sale, at the full ownership price of £270,000. If bought via Shared Ownership, the property will remain as Leasehold.

Godfrey-Payton have not checked the legal title of the property and therefore encourage all interest parties to confirm the legal status of the property.

Council Tax
The property is located within Stratford-Upon-Avon Council and has a tax band of: C.

Services
Godfrey-Payton understands from the vendor that all mains drainage, gas, electricity and water are connected to the property, however Godfrey-Payton has not obtained verification of this. We advise any interested party to confirm the same via their Solicitor / Surveyor before comitting to purchase the property.

Fixtures & Fittings
Please note that only those items expressly mentioned in these sales particulars are to be included in the agreed sales price of the property.

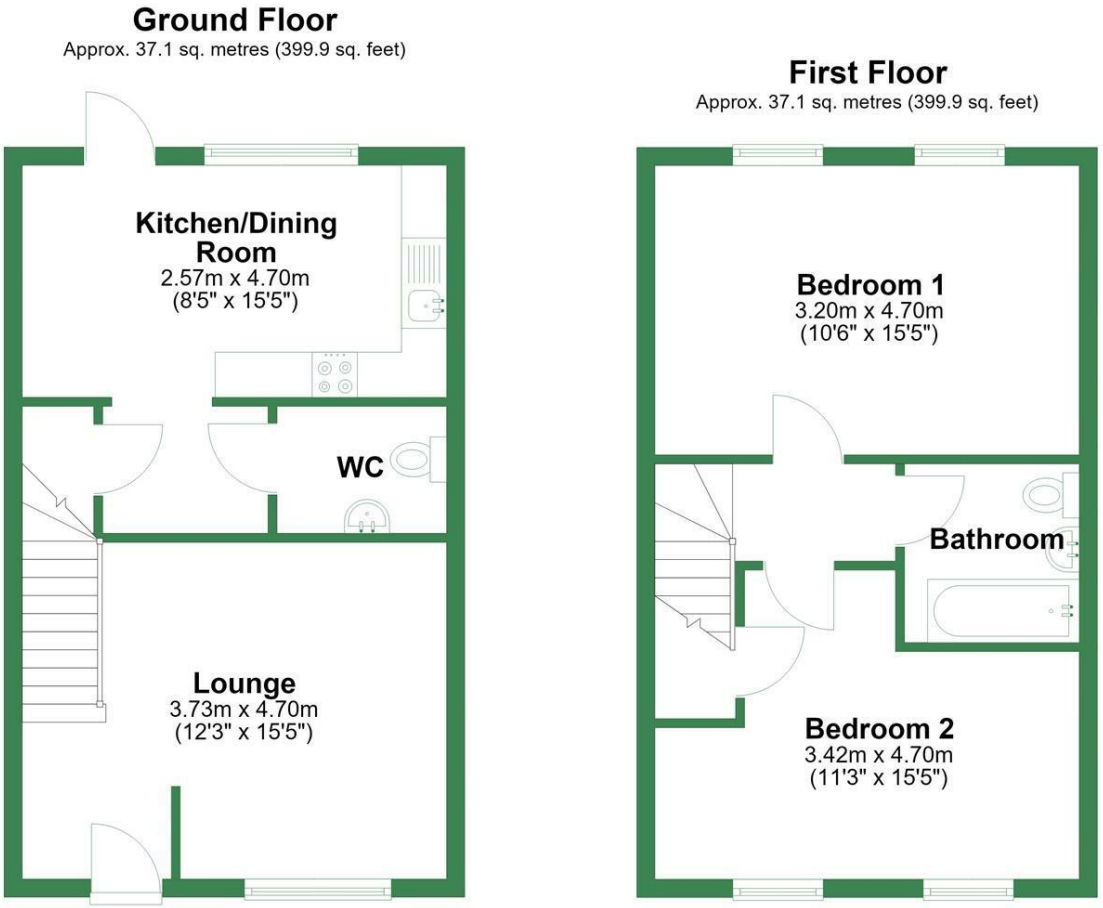
General Information
Please note, these sales particulars have been prepared in good faith and do not form part of the legal contract for the sale of the property due to the possibility of omissions and/or errors.

The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters affecting the legal title.

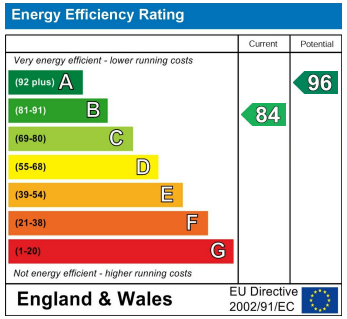
Godfrey-Payton has not verified the structural status, ownership, tenure, planning / building regulation approval, or the availability and operation of services or appliances at the property.

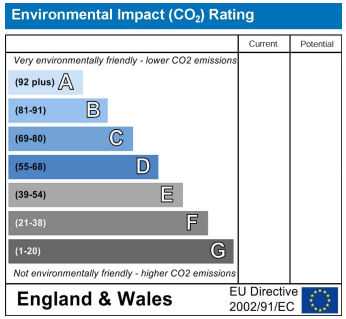
Godfrey-Payton recommends all interested parties to seek validation of the above information with their solicitor / surveyor before committing to purchasing the property.

Floor Plan



Total area: approx. 74.3 sq. metres (799.7 sq. feet)





INFORMATION

Viewings
To be arranged via Godfrey-Payton on: 01926 492 511

Website
For more information visit our website: www.godfrey-payton.co.uk

Opening Hours
Monday - Friday 9.00am - 5.30pm
Saturday By Appointment Only
Sunday Closed

The Property Ombudsman

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