twocan estate agents

12 Dayle Drive, Dayleston Park, Alderton, Gloucestershire GL20 8FQ (not yet registered) GL20 8NY
40% Shared ownership £146,000



Nestled in the charming village of Alderton, within the picturesque Cotswolds, this semi-detached house offers a wonderful opportunity for shared ownership. Built in 2026, this new build property boasts modern design and energy efficiency, as evidenced by its impressive EPC rating of A.

This property represents a fantastic opportunity to enter the housing market in a desirable location, combining modern living with the charm of village life.

Rivers Meet
Cleeve Mill Lane, Newent
Gloucestershire GL18 1DS

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Shared Ownership Information

Shared ownership is a part buy part rent property from Two Rivers Housing.
You purchase a share with the help of a mortgage based on affordability and the minimum share being sold.

OMV - £365000
40% Share £146000 - The Share you buy is based on your individual affordability
Rent on remaining share - £501.88pcm (please note the rent element of this payment will increase every April)
Management Fee - £28.75pcm
Buildings Insurance - £14.89pcm

How does Shared Ownership work?

If you bought a home on the open market, you would agree a purchase price through an estate agent. Then you would take out a mortgage to cover the total purchase price of the property minus any deposit you might have available.
With Shared Ownership, the price of the property is fixed at the open market value, as assessed by a qualified valuer. You borrow just enough to cover the share you are buying. This is referred to as equity share.

The equity share amount will be an amount that you can afford, as set out under government guidelines. The total monthly cost of the rent, plus your
mortgage, will be lower than the monthly cost if you bought the property outright with a mortgage.

For legal reasons, while you are only buying a part-share of the property, you will have a leasehold interest. However, you may buy further shares. This is called 'staircasing', and may
eventually progress to outright ownership.

Eco

Air Source Heat Pump Heating
Solar Panels
EPC A

Ground Floor

Hallway to kitchen, lounge and WC

Kitchen - 287 x 421, includes fitted oven, hob and hood
Lounge - 397 x 345 max, double doors through to garden
W/C - 91/206

Fitted flooring throughout

First Floor

Hallway with airing cupboard, leading to

Bedroom 1 - 287cm x 411 cm

Bedroom 2 516max x 355
Bathroom - 220cm x 207 white suite with shower over bath.

Flooring fitted throughout

External

Allocated parking for 2 cars. Enclosed rear garden with side access

Artists Impressions

All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home and may include optional upgrades and extras which involve additional cost. Individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture are not included in any sale.

Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan and the Centigen brand.

Bedroom 2



