

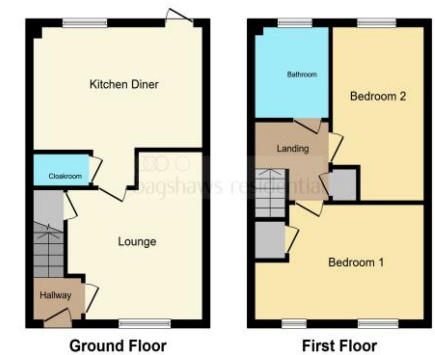


Sadler Drive, Doveridge, Ashbourne. DE6 5PN

welcome to

Sadler Drive, Doveridge, Ashbourne

Bagshaws Residential offer this modern semi detached home 25% SHARED OWNERSHIP in the sought after village of Doveridge. The WELL PRESENTED accommodation comprises: lounge, kitchen diner, guest cloakroom. Two bedrooms and bathroom to the first floor. Driveway parking & rear garden.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspectors. Powered by www.focalagent.com

Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Hallway:

Having central heating radiator; stairs to the first floor accommodation; door leading into:

Lounge:

Having double glazed window to the front elevation; wood effect flooring; central heating radiator; understairs storage cupboard; door leading into:

Kitchen Diner:

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surfaces; breakfast bar; integrated oven with gas hob and cooker hood over; plumbing for washing machine and dishwasher; further appliance space; wood effect flooring; central heating radiator; central heating boiler; double glazed window to the rear elevation; door leading out to the rear garden; door leading into:

Guest Cloakroom:

Having low level w.c.; wash hand basin with tiled splashback; central heating radiator.

Stairs From Hallway:

Leading to:

First Floor Landing:

With wood effect flooring; central heating radiator; storage cupboard; doors off to:

Bedroom One:

With two double glazed windows to the front elevation; wood effect flooring; central heating radiator; overstairs storage cupboard.

Bedroom Two:

With double glazed window to the rear elevation; central heating radiator; wood effect flooring.

Bathroom:

Having bath with wall mounted shower over; low level w.c.; wash hand basin; complementary tiling; double glazed window to the rear elevation; wood effect flooring; complementary tiling.

Outside:

To the front is a small forecourt garden with stone chippings. Block paved driveway to the side provides off road parking. Side gated access leads to the rear garden which is laid to lawn with timber deck patio area and timber fenced boundaries.

Agents Note:

This property is currently under shared ownership with 25% ownership by the seller and rent payable on the further 75% share. The property is offered to market with the option to purchase 100% in conjunction with Housing Association, who would need to be contacted to ensure any criteria are met by the interested party. The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Photographs may have been taken using a wide angle lens. Council Tax Band B



view this property online bagshawsresidential.co.uk/Property/UTR109837



welcome to

Sadler Drive, Doveridge, Ashbourne

- ****25% SHARED OWNERSHIP**** Semi Detached Home
- Two Bedrooms. Bathroom
- Lounge. Kitchen Diner
- Guest Cloakroom
- Driveway Parking. Rear Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 5693.88

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 04 Mar 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£55,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR109837](https://www.bagshawsresidential.co.uk/Property/UTR109837)



Property Ref:
UTR109837 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk