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Plot 148, Rowden Gate Patterdown Road, Chippenham,
Wiltshire, SN15 2NR

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Plot 148, Rowden Gate Patterdown Road,
Chippenham, Wiltshire, SN15 2NR

£132,000

A wonderful opportunity to purchase a 40% share of a brand new three bedroom terraced house, with rear garden, off-road parking, solar power and EV charging point, on the newly established Rowden Gate development.

- Brand New Home
- Shared Ownership, 40% Share
- Three Bedroom Terraced House
- Off-Road Parking for Two Vehicles
- Solar PV Power & EV Charging Point
- Air Source Heat Pump
- 990 Year Lease Length
- Rowden Gate Development, Southern Chippenham
- Close to Shops & Schools
- Customers are Required to Have a Local Connection

Leasehold

EPC Rating B

Shared Ownership, 40% Share! A fantastic opportunity to purchase a brand new three bed terraced house, superbly positioned on the newly established Rowden Gate development to the south of Chippenham, via a Shared Ownership Scheme.

The internal accommodation is arranged over two levels, and briefly comprises; entrance hall, open plan kitchen / diner with plenty of storage, downstairs cloakroom, and sitting room, which features double doors leading to the rear garden. To the first floor, you will find three bedrooms, two of which are good sized doubles and a further single room that would make the perfect home office or nursery. Finally is the contemporary family bathroom.

Externally the property benefits from a rear garden, and off-road parking for two vehicles.

Further benefits include an air source heat pump, solar PV panels and an EV charging point.

Please Note: The floorplan / layout on the first floor is subject to a small change, please call to discuss.

**Key Information**
- Purchasers must have a local connection in order to meet the necessary requirements to purchase this property, please visit https://sales.sng.org.uk/shared-ownership/local-connection to see if you meet the criteria.

- Purchasers must be approved by 'Homes 4 Wiltshire' Low Cost Housing Scheme in order to purchase this property.

- Once approved, you will then need to contact an approved broker, who will assess your financial eligibility (There is no obligation to use the approved broker once your financial eligibility has been proven).

**Shared Ownership Details**
Full Market Value: £330,000
Share %: 40%
Share Value: £132,000
Expected Rent: £453.75 pm
Service Charge: £58 pm
Lease term: 990 Years

Please note: All prospective buyers will be required to complete a financial assessment before a sale can be agreed.

**Situation**
Nestled in the charming market town of Chippenham is Rowden Gate, the newly established development by renowned developer Crest Nicholson, offers homes surrounded by picturesque green spaces and tranquil landscapes. Rowden Gate is well placed on the South Western side of Chippenham with access to the A4, A420 and the M4 motorway thus offering good motor commuting to the larger centres of Bath, Bristol, Swindon and London. The development is close to a large Sainsburys supermarket, Aldi and M & S Foodhall, along with two of the town's highly reputable senior schools within easy reach. A more comprehensive range of amenities are to be found in the nearby town centre including a mainline railway (London-Paddington), college and sports facilities.

**Property Information**
Tenure: Leasehold

Council Tax: Band TBC

Expected EPC Rating: B

Services: Mains Electricity, Water & Drainage

Air Source Heat Pump

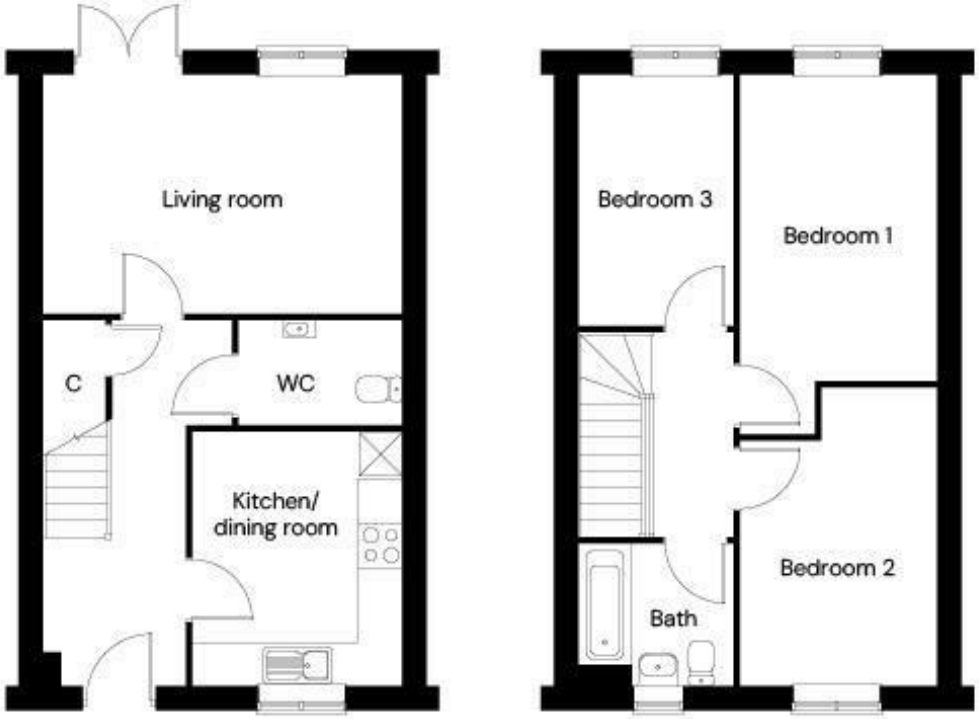
Solar Power

# Rowden Gate
# **The Langley**

3 bedroom mid terraced
Plot 148, 149

3 1 2

| Room | |
|---|---|
| Kitchen/dining room | 3.0m x 3.6m |
| Living room | 5.0m x 3.4m |
| Bedroom 1 | 2.8m x 4.3m |
| Bedroom 2 | 2.8m x 4.2m |
| Bedroom 3 | 2.2m x 3.5m |
| **Total area** | **84.9m²** |




C Cylinder

Floor plan for illustration purposes only and not to scale. Dimensions are maximum and for general guidance, not suitable for furniture, appliances, or carpet sizing.

Disclaimer 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. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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