



Showell Nursery Nursery Road, Chippenham SN15 2NU

welcome to

Showell Nursery Nursery Road, Chippenham

Your perfect next move! The Levenstead is a stunning 2-bedroom home featuring 878 sq ft of well-planned living space, two double bedrooms, a bright kitchen/diner with French doors to the garden, PV panels, EV charging and parking. Book your viewing today.

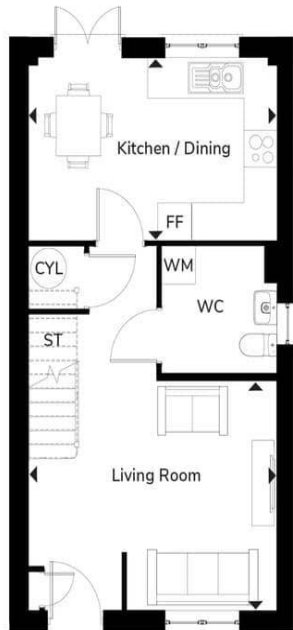


Levenstead

Two bedroom house

Plots: 19, 20, 45*, 46, 97, 96*, 100, 101 and 102

* Homes are handed



Ground Floor



First Floor

KEY

FF Integrated freestanding fridge/freezer
WM Freestanding washing machine
CYL Cylinder

ST Store
WC Cloakroom

Dimensions

Total Area: 81.57 sq m | 878 sq ft

Ground Floor

Width | Length

Kitchen / Dining	4.56m x 2.97m	14'11" x 9'8"
Living Room	4.56m x 3.73m	14'11" x 12'2"

First Floor

Width | Length

Bedroom 1	4.56m x 3.22m	14'11" x 10'6"
Bedroom 2	4.56m x 3.34m	14'11" x 10'11"



Shared Ownership Information

40% Share - £124,000
Rent Payable - £426.00 PCM
Estimated Service Charges/Estate Charges inc. Management Fees/Insurance - £89.24 PCM
5% Deposit Required (40% share requires a 5% deposit of £6,200)

Eligibility Criteria

Shared Ownership eligibility criteria applies. To be eligible for a home here you'll need to:

- Have a household income of no more than £80,000 per annum
- Be unable to purchase a suitable home to meet your housing needs on the open market
- Not already own a home or you will have sold your current home before you purchase
- Applicants must have a live, work or family connection to Wiltshire

Agents Note

Council tax bands are often not released until the property is complete.

Exterior images are digitally representations of this home and are indicative only. Interior images are digitally dressed representations from a similar development and are indicative only.

**Living Room
Cloakroom
Kitchen/Dining Room
Landing
Principal Bedroom
Bedroom Two
Family Bathroom
Two Allocated Parking Spaces/ EV Charger**

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Showell Nursery Nursery Road, Chippenham

- Brand New Shared Ownership Homes Available at a Minimum of 40% Share
- Two Allocated Parking Spaces & EV Charging Available
- Air Source Heat Pump & Solar Panels
- NHBC 12-Year Warranty
- Integrated Kitchen Appliances & Modern Contemporary Finish Throughout

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP112049



Property Ref:
CHP112049 - 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.

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