

22 STARSMORE FIELDS, BASTON, PE6 9AZ



£88,000 40% SHARED OWNERSHIP

"40% shared ownership bungalow"

- SEMI DETACHED MODERN BUNGALOW
- 40% SHARED OWNERSHIP
- OPEN PLAN KITCHEN LIVING AREA
- TWO DOUBLE BEDROOMS
- VERY POPULAR VILLAGE LOCATION
- SOUTH FACING ENCLOSED REAR GARDEN
- TWO DRIVEWAY PARKING SPACES
- 55 AND OVER
- SOLAR PANELS
- EPC ENERGY RATING B - COUNCIL TAX BAND B



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to present this well-maintained and beautifully presented bungalow, situated within a modern development in the highly sought-after village of Baston.

This light and airy home is offered on a shared ownership basis, with the current vendor selling a 40% share (the remaining 60% owned by Muir Group).

The property features two generously sized double bedrooms, a spacious open-plan kitchen and living area, and a contemporary bathroom.

It also benefits from solar panels, which we have been informed by the owner are owned outright with the property, offering potential energy efficiency benefits. Externally, the home provides two side-by-side parking spaces and a fully enclosed, south-facing garden-perfect for enjoying outdoor space and entertaining.

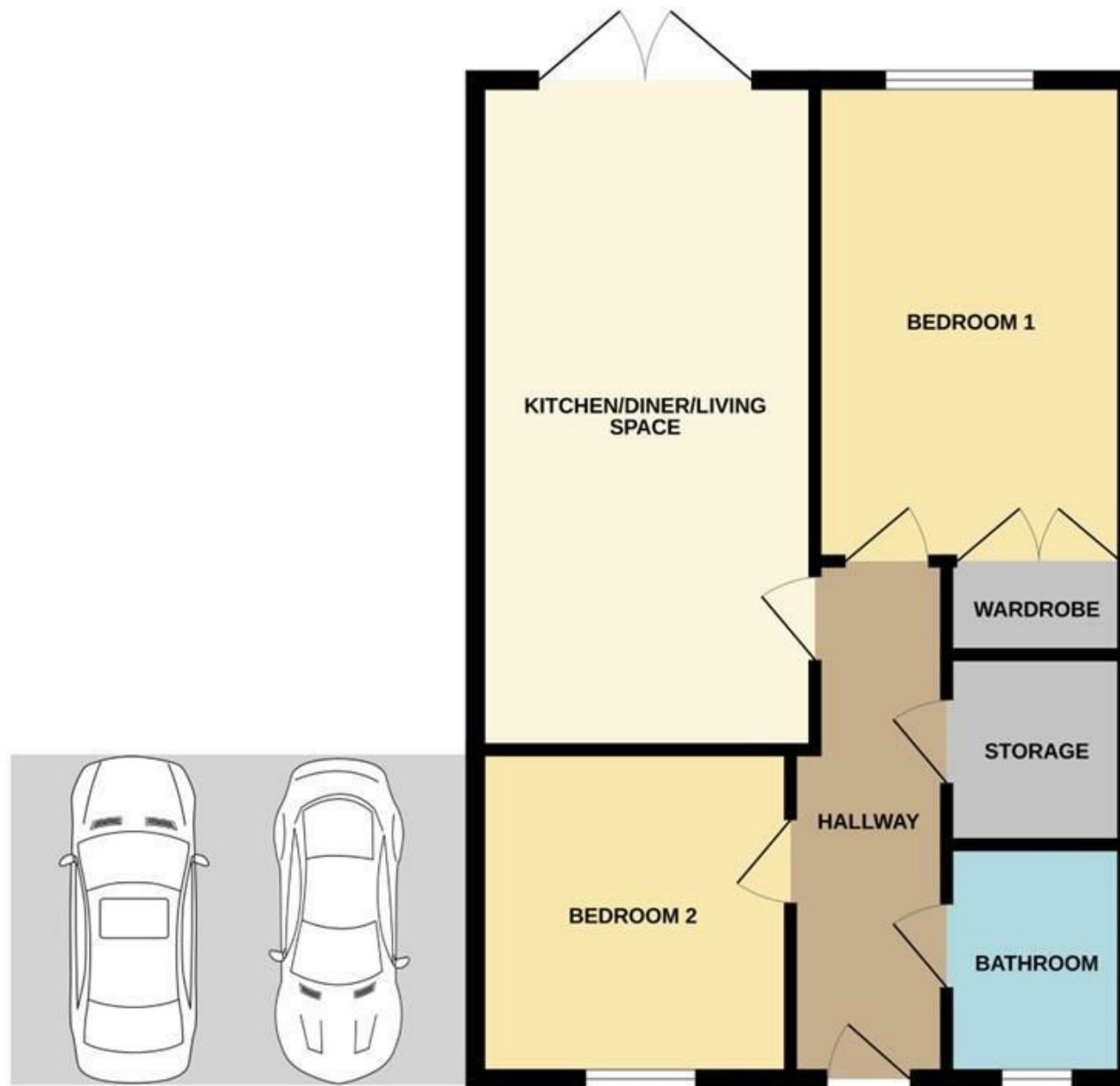
Agents Note:

As informed by the owner the lease is 125 years from 13/12/2018

The monthly rent and services charges are £403.30

🛏 2 Bedrooms 🚿 1 Bathroom 🪑 1 Reception





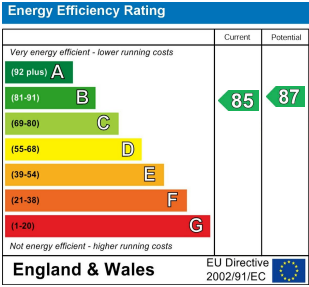


SERVICES & UTILITIES

Tenure: Leasehold Council Tax Band: B

For the MATERIAL INFORMATION REPORT on this property select the link - 30298142

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

