



### Mid Terraced House - Shared Ownership 40%

CHECK OUT this modern SHARED OWNERSHIP (40%) Mid Terrace Home. Featuring 3 Bedrooms, Kitchen/Breakfast Room, Lounge/Dining Room, Cloakroom & Bathroom, Enclosed Garden & Off-Road Parking. Situated in a popular location close to new Town Centre, Schools & transport links.

3 Broadhays Drive | Exeter | EX5 7HE





PROPERTY TYPE

Mid Terraced House



SIZE

964 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

86B



COUNCIL TAX BAND

C



### in a nutshell...

- Modern Mid Terrace HOME
- 3 Bedrooms
- Kitchen/Breakfast Room
- Sitting Room/Dining Room
- Cloakroom and Bathroom
- Enclosed Rear Garden
- Off-Road Parking
- Easy Access to M5, Exeter & A30
- Excellent Transport Links







## the details...

CHECK OUT this Modern Mid Terrace Home.

Shared ownership with Live West on a 40% share basis.

The property features a contemporary Kitchen/Breakfast Room, a Sitting/Dining Room overlooking the rear Garden and a ground floor Cloak Room. The first floor has three Bedrooms and a Bathroom. To the front there is off road parking and to the rear an enclosed Garden.

The share purchase price is calculated using the full market value and the percentage share purchased. If you buy a 40% share, the share purchase price will be £112,000 and the rent will be £374.55 a month. Your annual rent is calculated as 2.68% of the remaining share of the full market value owned by the landlord.

All figures are subject to change.

In addition to the rent above, the monthly payment to the landlord includes:

Service charge £0.00

Estate charge £0.00

Buildings insurance £14.82

LiveWest Management Charge £0.00

Reserve fund payment £0.00

Total monthly payment excluding rent £14.82

(these are subject to change during the purchase process)

Reservation fee: £500.00

You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.

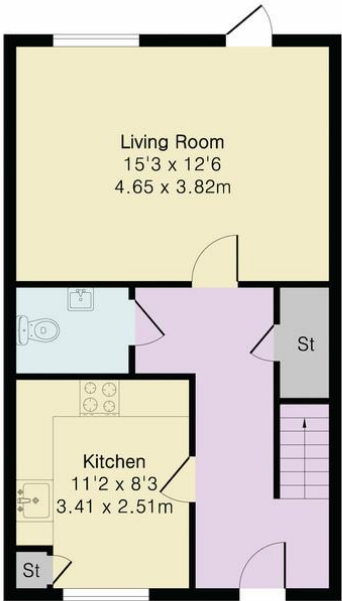
If you complete on the purchase of your home, the reservation fee will be added to your rent account. If you or the seller withdraw from the sale the £500 will be refunded.



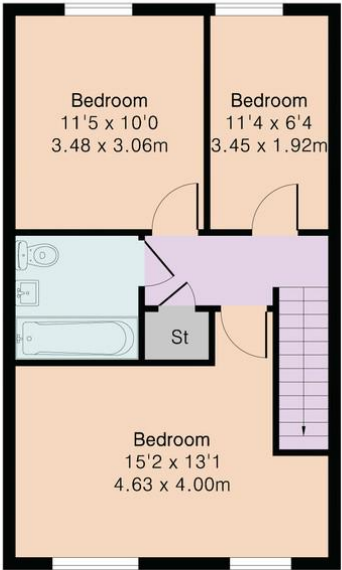
Approximate Gross Internal Area 964 sq ft - 90 sq m

Ground Floor Area 482 sq ft – 45 sq m

First Floor Area 482 sq ft – 45 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. 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 the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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## Eligibility

You can apply to buy the home if both of the following apply:

- your household income is £80,000 or less
- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs



If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

If there is a local connection criteria, it will be attached to the how to apply email.

Tenure: Leasehold

Lease type: Shared ownership house lease

Lease term: 125 years from and including 11 June 2021 (120 unexpired years remaining as at date of initial issue, 21 August 2025)

Maximum share you can own: You can buy up to 100% of your home.

Transfer of freehold: At 100% ownership, the freehold will transfer to you











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