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## WELL PRESENTED TWO BEDROOM HOUSE

20 Castle Mill, Landkey, Barnstaple, EX32 0FA

40% Shared ownership

**£98,000**

- CAR PORT PARKING
- TWO DOUBLE BEDROOMS
- 40% PART OWNERSHIP
- POPULAR VILLAGE LOCATION
- MODERN KITCHEN
- LOW MAINTENANCE GARDEN

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## Room list:

### DOWNSTAIRS

**Lounge Diner**  
4.90m x 4.01m (16'0" x 13'1")

**Kitchen**  
4.14m x 2.72m (13'6" x 8'11")

**WC**  
1.60m x 1.17m (5'2" x 3'10")

**Rear Porch**

### UPSTAIRS

**Bedroom 1**  
4.01m x 3.70m (13'1" x 12'1")

**Bedroom 2**  
4.01m x 3.18m (13'1" x 10'5")

**Bathroom**  
2.05m x 1.84m (6'8" x 6'0")

## Property Description

This attractive property offers light-filled, well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, young professionals or those looking to step onto the property ladder via shared ownership. The current owners have maintained the home to a high standard, resulting in a property that is ready for immediate occupation.

The ground floor comprises a spacious and inviting lounge/diner, benefiting from excellent natural light and offering a versatile layout with ample space for both living and dining furniture. This room forms the heart of the home, providing a comfortable setting for everyday living as well as entertaining guests.

The modern fitted kitchen is well-appointed with a range of contemporary wall and base units, complimented by quality work surfaces and integrated appliances, there is also space for additional freestanding appliances. The kitchen provides access through to a useful rear porch, ideal for storage and day-to-day practicality. A conveniently positioned downstairs WC completes the ground floor accommodation.

To the first floor, the property continues to impress with two generously sized double bedrooms, both thoughtfully arranged and offering plenty of space for bedroom furniture and storage solutions. The principal bedroom is particularly well-proportioned, while the second bedroom provides flexibility for use as a guest room, home office or nursery. The family bathroom is fitted with a modern white suite, comprising a panelled bath with shower over, wash hand basin and WC, all presented in a clean and contemporary style.

#### Local Connection Requirement:

Applicants must have a local connection to Landkey, Goodleigh, Swimbridge or Bishops Tawton Parish. (please enquire for further details).

#### Purchasing Options:

If eligible, you may increase your share in the property over time.

Shared Ownership is a Part Buy, Part Rent scheme that helps you get on the property ladder with a smaller upfront payment. You purchase an initial share of your home using a mortgage from a bank or building society, while paying a subsidised rent on the remaining share. In most cases, the combined monthly mortgage and rent is less than the cost of buying a similar property outright. Over time, you can purchase additional shares (known as staircasing) until you own your home outright at 100%.

#### Additional Costs

Please be aware that Shared Ownership purchases may involve additional legal fees during the conveyancing process. Your solicitor will be able to provide advice on these.

Remaining lease term is 111 years

If a buyer purchases the 100%, this lease term will fall away on completion

Full Market Value: £245,000

40% Share Price £98,000

Monthly rent = £344.03

Buildings Insurance = £14.97

Total: £359.00

## Services

All Mains Services Connected

## Council Tax band

B

## EPC Rating

C

## Tenure

Leasehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

