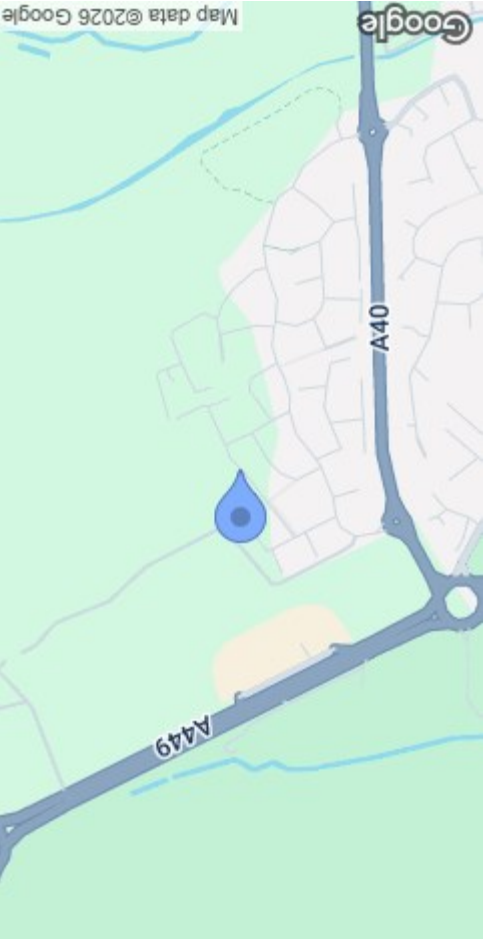




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 93-100 B: 81-92 C: 69-80 D: 55-68 E: 45-54 F: 35-44 G: 1-34	 A: 1-10 B: 11-20 C: 21-30 D: 31-40 E: 41-50 F: 51-60 G: 61-70



GROUND FLOOR

What every agent has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.



42 Turbit Close  
 Ross-on-Wye HR9 7WW

# £100,000

A BRIGHT and SPACIOUS ONE-BEDROOM GROUND FLOOR FLAT (495 sq.ft) built in 2023 and offered on a 50% SHARED OWNERSHIP BASIS, located in the popular new ST. MARY'S GARDEN VILLAGE development on the edge of the market town Ross on Wye. This IDEAL FIRST TIME BUY has been finished to a high standard, offering BRIGHT and AIRY accommodation throughout. The property also benefits from an ALLOCATED PARKING SPACE with ELECTRIC CAR CHARGING POINT and a PRIVATE ENCLOSED GARDEN. Residents also have use of a WELL EQUIPPED GYM located a short walk away within the development.

The accommodation comprises ENTRANCE HALL, KITCHEN/LIVING ROOM, BEDROOM and BATHROOM. The property is GAS-CENTRALLY HEATED and DOUBLE GLAZED.

Ross-on-Wye is a small market town located in Herefordshire. It is situated on a picturesque bend of the River Wye and is often referred to as the "Gateway to the Wye Valley."

Ross-on-Wye is renowned for its stunning natural surroundings and panoramic views. It is a popular destination for nature lovers, hikers, and outdoor enthusiasts who come to explore the Wye Valley Area of Outstanding Natural Beauty.

The town itself features a charming mix of historical buildings and Georgian architecture. The 17th-century Market House is a notable landmark in Ross-on-Wye and serves as a focal point for local markets and events. The town centre offers a range of independent shops, cafes, restaurants, and traditional pubs.

Ross-on-Wye has a rich history dating back to medieval times, and visitors can explore the town's heritage through its historic buildings and landmarks. The 13th-century St. Mary's Church and the ruins of Wilton Castle are among the notable historical sites in the area.



A front aspect composite door leads into;

## ENTRANCE HALL

Large storage cupboard, radiator, wall mounted central heating controls, doors lead into the open plan lounge/kitchen, bedroom and bathroom.

## OPEN PLAN LOUNGE/KITCHEN

19'06 x 11'00 (5.94m x 3.35m)

At the far end of the room is a range of modern and sleek fully fitted wall and base level units with wood effect laminate worktops, inset stainless steel sink unit with drainer. Integral appliances include an electric oven with gas hob and smart extractor over, fridge/freezer and washing machine. Wall mounted gas-fired combi boiler. There are windows to the front and side aspects overlooking the garden, tv point, radiators.

## BEDROOM

15'01 x 10'02 (4.60m x 3.10m)

Plenty of space for a king size bed and furniture, radiator, tv point, dual aspect windows.

## BATHROOM

6'01 x 7'00 (1.85m x 2.13m)

Modern three piece white suite comprising a bath with mains fed shower over and tiled surround, close coupled w.c and pedestal washbasin. Extractor, shaver point, radiator.

## PARKING

There is an allocated parking space adjacent to the property with electric car charging point.

## OUTSIDE

A path leads to the front door and continues to a shared gated alley/bin store, from here a further gate leads into the enclosed private garden laid to patio and lawn.

## AGENTS NOTE

Shared Ownership Details

- 50% share available
- Rent payable to Heylo Homes: £263.73 per month
- Management fee: £24.16 per month (accurate Sept 2025)
- Building insurance: £7.40 per month (accurate Sept 2025)
- New build warranty included

Eligibility & Requirements

- Applicants must be 18 years or older with a household income below £80,000 (£90,000 in London).
- Buyers must pass the Homes England affordability and sustainability assessments (see calculator guidance for more details).
- Any savings or assets (e.g. shares, bonds, land, investments) are expected to be used towards the purchase.
- Those receiving benefits may still be eligible if they meet the Homes England affordability assessment (note: not all benefits qualify).
- Self-employed applicants must provide two years' proof of income.
- Purchasers are required to buy the maximum share they can afford under Homes England rules.
- Buyers must be first-time purchasers or have already sold / be in the process of selling any existing property in the UK or abroad.

Financial & Credit Requirements

- A minimum 5% deposit is needed for the share being purchased.
- Buyers must have a good credit history, with no mortgage or rent arrears, CCJs, or significant bad debts.
- Up to £5,000 of savings may be retained to cover moving and purchase costs (e.g. legal fees).

## DIRECTIONS

Please call the office for directions.

## SERVICES

Mains water, electricity, drainage, gas

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES

Welsh Water Authority - Rate TBC

## LOCAL AUTHORITY

Council Tax Band: A  
Herefordshire Council, Plough Lane, Hereford HR4 0LE

## TENURE

Leasehold: 996 years remaining  
999 years from 24/11/2023

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)