



- A smartly presetted three bedroom end of terrace home
- Available to purchase on a 70/30 shared ownership scheme
- Good size lounge and kitchen/dining room across the rear
- Generous sized bedrooms and a first floor bathroom
- Low maintenance garden and a parking space
- Offered for sale with no onward chain



***** 70% SHARED OWNERSHIP ***** This three bed end of terrace home presents itself as an ideal first purchase. On entering the property, there is an entrance hallway with doors to all ground floor rooms, stairs to the first floor and a really useful ground floor wc. The lounge is located to front and has a kitchen/dining room with door to the garden across the rear. On the first floor there are three really good size bedrooms and a well fitted family bathroom with shower over the bath. The property also has a recently installed air source heating system and is double glazing. Externally the property has a fully enclosed garden laid to a combination of artificial turf and patio and has a sunny aspect. Garden shed and a rear access gate leads to a private parking space. Tanner Close is a handy spot, commutable with plenty of local amenities nearby for convenience. Regular public transport is also readily available and it is only a stones throw from local schools and shops.

Agents Note: The property is being sold as a 70% shared ownership property with Live West - all buyers will subject to a qualifying process with Live West should they wish to proceed and will need to complete an application. They will also require a connection to the local area. Enquire with the agent for more details.

Leasehold - 99 year lease commencing July 2010. Payments to the Landlord: Monthly Rent: £100.67 Additional charges: LiveWest Management Charge £10. Buildings insurance £14.82. Total £24.82

Tenure: Leasehold **Council Tax Band:** C





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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.