

Welcome to 6 Homeground, a delightful end terrace house located in the charming village of Eastington, Stonehouse. This new build property, completed in 2026, offers a modern living experience in a tranquil setting, perfect for those seeking a blend of comfort and convenience.

As you enter the home, you will find a spacious hallway that leads off into a downstairs bathroom, kitchen/dining area and good size living area. The property boasts two spacious bedrooms, ideal for a small family or professionals looking for extra space. The contemporary bathroom is thoughtfully designed, ensuring both functionality and style.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a rare find in many new builds. This added convenience makes daily life easier, especially for those with busy schedules.

Situated in Eastington, you will enjoy the benefits of a peaceful community while still being within easy reach of local amenities and transport links. This property is perfect for first-time buyers or those looking to downsize, offering a fantastic opportunity to own a modern home in a desirable location.

In summary, 6 Homeground is a superb choice for anyone seeking a new build property that combines modern living with the charm of village life. Don't miss the chance to make this lovely house your new home.

### How does Shared Ownership work?

If you bought a home on the open market, you would agree a purchase price through an estate agent. Then you would take out a mortgage to cover the total purchase price of the property minus any deposit you might have available.

With Shared Ownership, the price of the property is fixed at the open market value, as assessed by a qualified valuer. You borrow just enough to cover the share you are buying. This is referred to as equity share.

The equity share amount will be an amount that you can afford, as set out under government guidelines. The total monthly cost of the rent, plus your mortgage, will be lower than the monthly cost if you bought the property outright with a mortgage.

For legal reasons, while you are only buying a part-share of the property, you will have a leasehold interest. However, you may buy further shares. This is called 'staircasing', and may eventually progress to outright ownership.

### Eligibility Criteria

To be eligible for Shared Ownership you need to:

- be a first-time buyer, an existing shared ownership homeowner, or a former homeowner who can't afford to buy now
- be over 18 years old
- have an annual household income of less than £80,000 (£90,000 in London).

If you wish to buy one of these properties we need to assess your eligibility for shared ownership. For this we need to see:

- Proof of ID
- Proof of address
- Mortgage in principle
- Proof of deposit
- Full details for each buyer

You will also be required to complete an application form and an affordability calculation.

### Eco

Air Source Heat Pump Heating  
Solar Panels  
EPC A

### Shared ownership information New AHP

Shared ownership is a part buy part rent property from a registered landlord  
You purchase a share with the help of a mortgage based on your affordability.

Local Connection to the Eastington Parish is required.

Open Market Value: £280,000  
40% Shared Ownership: £112,000  
Rent per month: £385.00  
Service Charges per month: £35.00  
Buildings insurance per month: £17.22

The more you buy the lower your rent will be. Rent is calculated at 2.75% of the unowned share. These costs will increase each year with inflation.

### First Floor

Open stair case

Storage room with AC and cylinder.

### Kitchen/Dining

16'0" x 8'7" (4.9 x 2.63)

Medium sized kitchen/dining area with pre-fitted oven, hob and hood. Spaces available for a fridge/freezer, tumble dryer and washing machine. Double window facing out to the front of the house.

### Living room

17'4" x 9'9" (5.3 x 2.98)

Large living area with a double window. Double doors leading to rear garden.

### Downstairs WC

6'5" x 2'5" (1.96 x 0.74)

White wash hand basin and low level WC - door leading to hallway

### Second Floor

Store and AC cupboard.

Bulkhead store

### Bedroom 1

17'7" x 9'10" (5.37 x 3.0)

Double bedroom with one double window facing out to the front of the house

### Bedroom 2

16'0" x 9'6" (4.9 x 2.9)

Double bedroom with one double window at the rear

### Family Bathroom

7'3" x 6'5" (2.23 x 1.97)

White bathroom suite with shower over bath, Low level WC and wash hand basin. Window to front elevation.

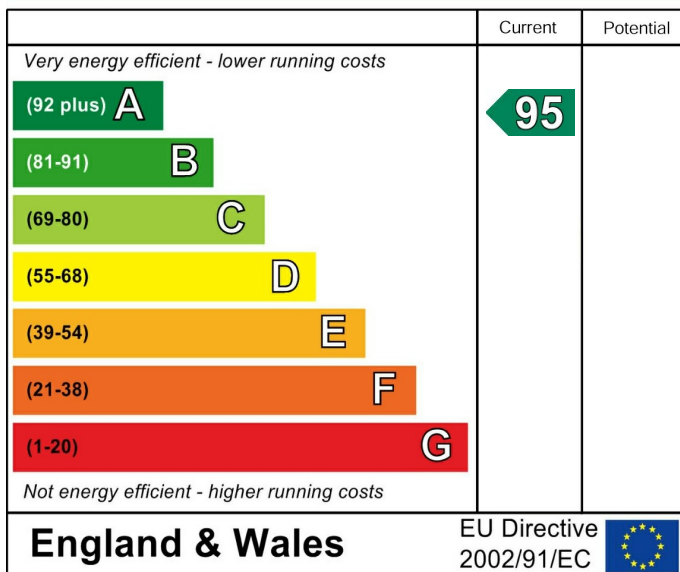
### Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan

### Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating

