



Harston Road
Ivybridge PL21 9FU

for sale shared ownership
£110,000



Property Description

Situated in a quiet cul-de-sac location, this well-presented two double bedroom end-terrace home is offered to the market with a 40% shared ownership opportunity and no onward chain, making it an ideal choice for first-time buyers looking to step onto the property ladder.

The accommodation is bright and welcoming throughout, comprising a spacious lounge, a well-appointed kitchen, and a convenient downstairs WC. Upstairs, there are two generous double bedrooms and a modern family bathroom, providing comfortable living space for couples, small families, or professionals alike.

Externally, the property benefits from a sizeable rear garden, predominantly laid to lawn with a patio area perfect for outdoor dining and entertaining. A side gate provides convenient access to the garden. The home also offers allocated parking for two vehicles.

Located within easy reach of local amenities, schools, and transport links, this attractive home combines practical living with a peaceful setting.

Entrance Hall

Double glazed door to the front aspect, access to downstairs WC, stairs to first floor, radiator

Cloakroom

Double glazed window to the front aspect, low level WC, wash hand basin, radiator

Lounge

14' 4" max x 11' 11" max (4.37m max x 3.63m max)

Double glazed window to the front aspect, storage cupboard, radiator

Kitchen/Diner

15' 3" max x 8' 8" max (4.65m max x 2.64m max)

Double glazed window to the rear aspect, fitted kitchen with wall and base units, integrated oven, induction hob, extractor hood, one and half bowl sink and draining board with mixer tap, space for washing machine and fridge freezer, double glazed patio doors to rear garden, radiator

Landing

Door access to bedrooms and bathroom, storage cupboard

Bedroom One

15' 5" max x 9' 7" max (4.70m max x 2.92m max)

Two double glazed windows to the front aspect, storage cupboard, radiator

Bedroom Two

15' 3" max x 7' 7" max (4.65m max x 2.31m max)

Two double glazed windows to the rear aspect, loft access, radiator

Bathroom

Bath with shower over, wash hand basin, low level WC, radiator

Rear Garden

Fantastic sized rear garden, mainly laid to lawn with a patio area, side gate access

Parking

Two allocated spaces

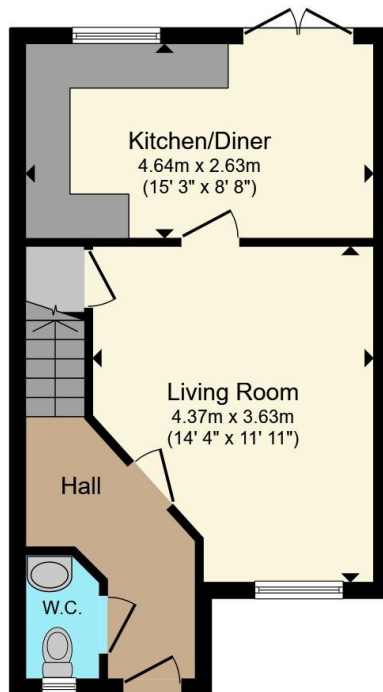
Agents Note

This property is currently under shared ownership in conjunction with Livewest who have criteria for any purchase. The advertised price is for the sellers 40% share. £331.55 per month is paid to the Housing Association as rent for the retained share. Service Charge is £27.16 per month and buildings insurance £14.97 per month. Please contact with Livewest for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

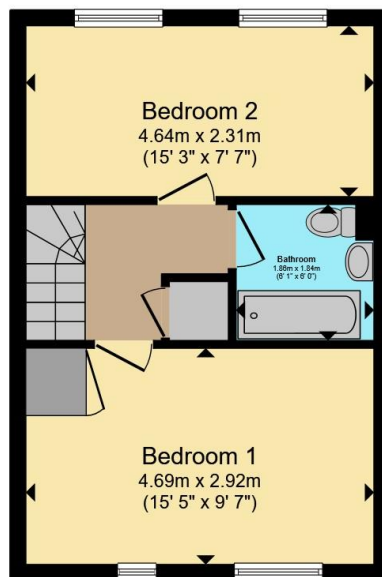
Devon Rule

Prospective buyers must have lived or worked in Devon for a minimum period immediately prior to purchasing the property to ensure local people have access to affordable housing





Ground Floor



First Floor

Total floor area 71.2 m² (766 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: B Council Tax
 Band: C

Service Charge: 325.92 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/IVY307175

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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