



GOWLING CLOSE, RADFORD SEMELE, CV31 1WP



Property Description

*** UNEXPECTEDLY RE-AVAILABLE *** Get on to the property ladder with this show home quality, upgraded detached family home in the picturesque village of Radford Semele.

Located approx. 2 miles from the main parade in Leamington Spa on this village development with countryside views and walks. The village itself benefits from village shop, popular public house and Radford Semele Primary School.

The property in brief comprises of; entrance hall with upgraded Amtico flooring with black inlay that follows through to the impressive kitchen diner with solid stone counter tops breakfast bar, floor and wall mounted units and integrated dishwasher, fridge freezer and gas cooker. There is a separate utility room with plumbing for a washing machine and door out onto lawned South facing rear garden. To the left of the hall is a generous living room with triple aspect windows and patio door onto the garden. There is also a ground floor W/C.

On the first floor there are three double bedrooms with the master bedroom having its own dressing area and ensuite shower room. There is also a family bathroom with a shower over the bath.

To the rear of the property there is a South facing private garden along with patio area ideal for al fresco entertaining. To the front of the property there is a small shrubbed fore garden and to the side there is off street parking for two vehicles as well as a detached garage. The property benefits from double glazing throughout, gas central heating and solar panels.

The rent payable on the outstanding 50% is £674.92 per month which is reviewed annually in April and subject to change. Further information about eligibility of all prospective buyers is included in the links below. This property has to be seen to appreciate.





Key Features

- 50% Share of Ownership
- Eligibility Criteria Apply
- Upgraded Detached Family Home
- Generous Living Room
- Kitchen Dining Room
- Separate Utility
- Three Bedrooms
- Two Bathrooms
- Garage and Off Street Parking

Local Authority – Warwick

Council Tax – Band E

Tenure – Leasehold



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Additional Information



Leasehold Information

Documentation has been provided to us confirming that the current lease has 996 years remaining on it with a service charge of £105 every 6 months.

Solar Panels

We are informed by the sellers that these belong to the property and there is no lease agreement on them.

Rent Payable

This property is being sold as a 50% share. There is a monthly rent of £674.92 payable to Heylo Housing. This amount is reviewed annually in April.

Heylo

Established in 2014, Heylo is one of the UK's leading Shared Ownership providers. Heylo works in partnership with national, regional and local housebuilders, as well as local authorities, to deliver affordable homes through innovative home moving schemes including Home Reach and Your Home.



Ground Floor

Approx. 68.2 sq. metres (734.6 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



Total area: approx. 118.0 sq. metres (1269.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 or email welcome@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

