naomi j ryan
estate agents

Semi Detached

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Gas Central Heating

2 Allocated Spaces

Enclosed Rear Garden

Council Tax Band: D

45% Shared Ownership
£193,500 Leasehold

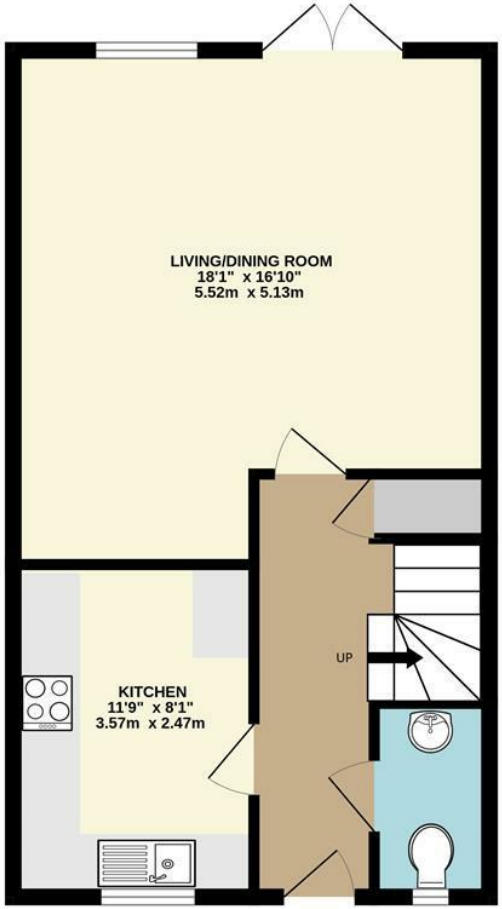
9 Carrick Mill,

Topsham, Exeter, EX3 0FQ

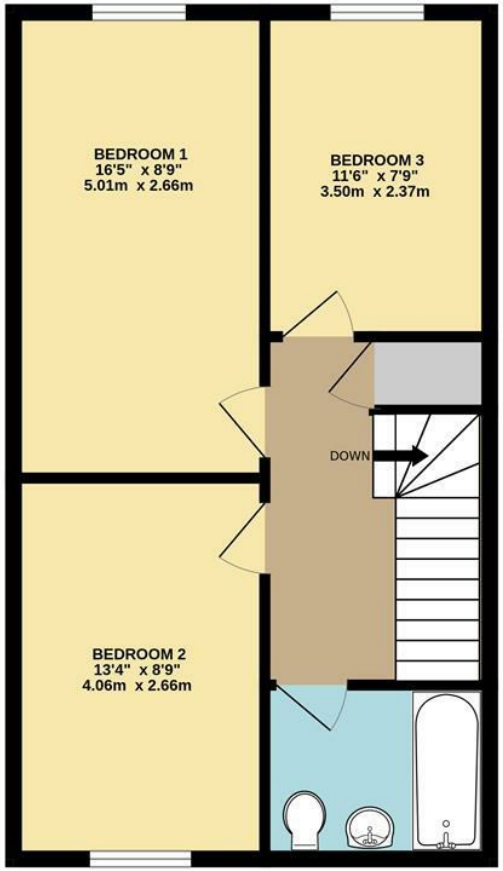
www.naomijryan.co.uk

9 Carrick Mill, Topsham, Exeter, EX3 0FQ - 45% Shared Ownership - £193,500 Leasehold

GROUND FLOOR



1ST FLOOR



Whilst every attempt 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

A beautifully presented three-bedroom semi-detached home, available to purchase on a 45% shared ownership basis.

Built by Strongvox Homes, the property forms part of an attractive development of just 28 homes, arranged around a landscaped communal green with additional visitor parking available.

Situated just off Newcourt Road in the sought-after estuary town of Topsham, the property enjoys a highly desirable setting. Renowned for its rich maritime heritage and charming character, Topsham offers an appealing mix of period architecture and contemporary homes. The town boasts an excellent range of amenities including independent shops, cafés, restaurants, pubs, churches, a primary school, a bowling club and a sailing club. Topsham Railway Station provides convenient links to both Exeter and Exmouth.

The accommodation is light, spacious and well presented throughout. The ground floor comprises an entrance hall, cloakroom, modern fitted kitchen, and a generous living/dining room with direct access to the rear garden. On the first floor are three double bedrooms and a stylish family bathroom.

Outside, the enclosed rear garden is predominantly laid to lawn and extends around the side of the property, creating a larger-than-average outdoor space. A paved pathway provides access to the front of the house, and there is also a useful garden shed for storage.

To the front of the property are two allocated parking spaces arranged in tandem.

Early internal viewing is highly recommended.

SHARED OWNERSHIP

This is a shared ownership property with Sovereign Network Group, and the price advertised is for a 45% share. The advertised price is based on an independent RICS valuation and is not negotiable. No sale can proceed without Sovereign Network Group approval.

All shared ownership purchasers must:
- Have a household income below £80,000 per year
- Not own any property or land

Be:
- A first-time buyer; or
- Have no property to sell; or
- Be sold subject to contract
- Be aged 18 or over
- Occupy the property as their sole and principal residence

- Full Market Value: £430,000.
- Share for Sale: 45.00%
- Share Price (Resale): £193,500.
- Monthly Rent: £547.58
- Monthly Service Charge: £31.39
- Staircasing Restriction: Min 10, Max 25% increments, final min 10%
- Local Connection Requirement: No
- Nomination Rights Apply: No

MATERIAL INFORMATION

Agents Note: Solar panels are installed on the roof of the property.
Construction notes: Brick.
Utilities: Mains gas, electricity, water, and drainage. Current broadband provider: Vodafone.
Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. https://checker.ofcom.org.uk

LEASEHOLD INFORMATION

Length of Lease: 990 years from and including 2 September 2022
Monthly Rent payable to Sovereign Network Group: £547.58
Monthly Service Charge payable to Sovereign Network Group: £31.39
Service Charge Review Period (Year/Month): Annually

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Furth
our web site.

BRITISH PROPERTY AWARDS 2021 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

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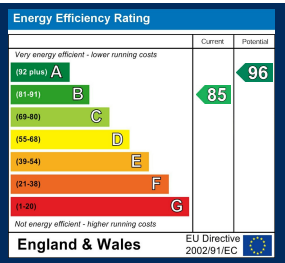
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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