



📍 Plot 5 Townsend Farmyard, Poulshot, Wiltshire, SN10 1FF

🔗 £114,000

A new energy efficient green 3-bedroom semi-detached home offered under a shared ownership scheme.

- Marketed for 30% of the full market price
- Up to 75% available to purchase
- Private turfed garden with large shed
- Two parking spaces
- Air source heat pump and solar PV
- Ground floor W/C and first floor bathroom
- All flooring included
- Brand new home
- Bay window in reception room
- Large kitchen/diner

🏠 Leasehold

🏠 EPC Rating A



Shares available up to 75% on first purchase.	Full Market value is £380,000 Cost of share is	Monthly rent on remaining share @ 2.75%
30%	114,000	609.58
35%	133,000	566.04
40%	152,000	527.08
45%	171,000	478.96
50%	190,000	435.42
55%	209,000	391.87
60%	228,000	348.33
65%	247,000	304.79
70%	266,000	261.25
75%	285,000	217.71



A superb opportunity to purchase a share of a brand-new 3-bedroom semi-detached home through the Shared Ownership scheme in the popular village of Poulshot, offering stylish accommodation, excellent energy efficiency credentials and an affordable route onto the property ladder.

Designed with modern living in mind, the ground floor comprises an entrance hall, utility room with W/C, a spacious dual-aspect living room featuring an attractive bay window and patio doors opening onto the garden, and a stunning kitchen/dining room fitted with a range of contemporary units. The kitchen comes complete with an electric oven, hob and cooker hood, creating a practical and sociable space for everyday living and entertaining alike.

On the first floor are two generous double bedrooms, a comfortable single bedroom and a smart family bathroom fitted with a bath and shower over. Flooring is included throughout, allowing buyers to move straight in and enjoy their new home from day one.

Externally, the property benefits from a private rear garden, laid to lawn and complemented by a substantial shed providing excellent storage. To the front are two allocated parking spaces.

Built with sustainability in mind, the home benefits from an air source heat pump and solar PV panels, helping to reduce energy costs and improve environmental performance. Combining modern finishes, practical living space and impressive eco credentials, this is an ideal opportunity for first-time buyers and growing families seeking a high-quality new home through Shared Ownership.

Shared Ownership enables purchasers to buy an initial share of the property and pay a subsidised rent on the remaining share, providing a more affordable way to own a brand-new home. Eligibility criteria apply and further details are available on request.

Situation

Townsend Farmyard enjoys an attractive rural setting in one of the area's most sought-after villages. Poulshot centres around a large Green and offers a range of local amenities, including the friendly village pub- The Raven, a farm shop, St Peter's Church, and a busy village hall that hosts numerous clubs and community groups. A pre-school and nursery also contributes to the village's strong community spirit. A network of public footpaths lies just beyond the doorstep, providing wonderful countryside walks. Close to the Green is The Green Gardens, a peaceful wooded area that is open to the village and perfect for family picnics. School buses stop at the edge of the Green, and the well-regarded Dauntsey's School is only a short drive away. The historic market town of Devizes is within easy reach and offers a wide range of amenities, including town-centre shopping, supermarkets, a leisure centre, schools for all ages, a theatre, and a thriving weekly market. The nearby Kennet & Avon Canal provides opportunities for walking, cycling, canoeing, and boating, and the surrounding countryside is excellent for riding. Major centres such as Bath, Salisbury, Swindon, Marlborough and Chippenham all lie within a 30-mile radius, with convenient road links to London and the West Country via the M4 and A303. Mainline rail services are available from Chippenham, Pewsey and Westbury.

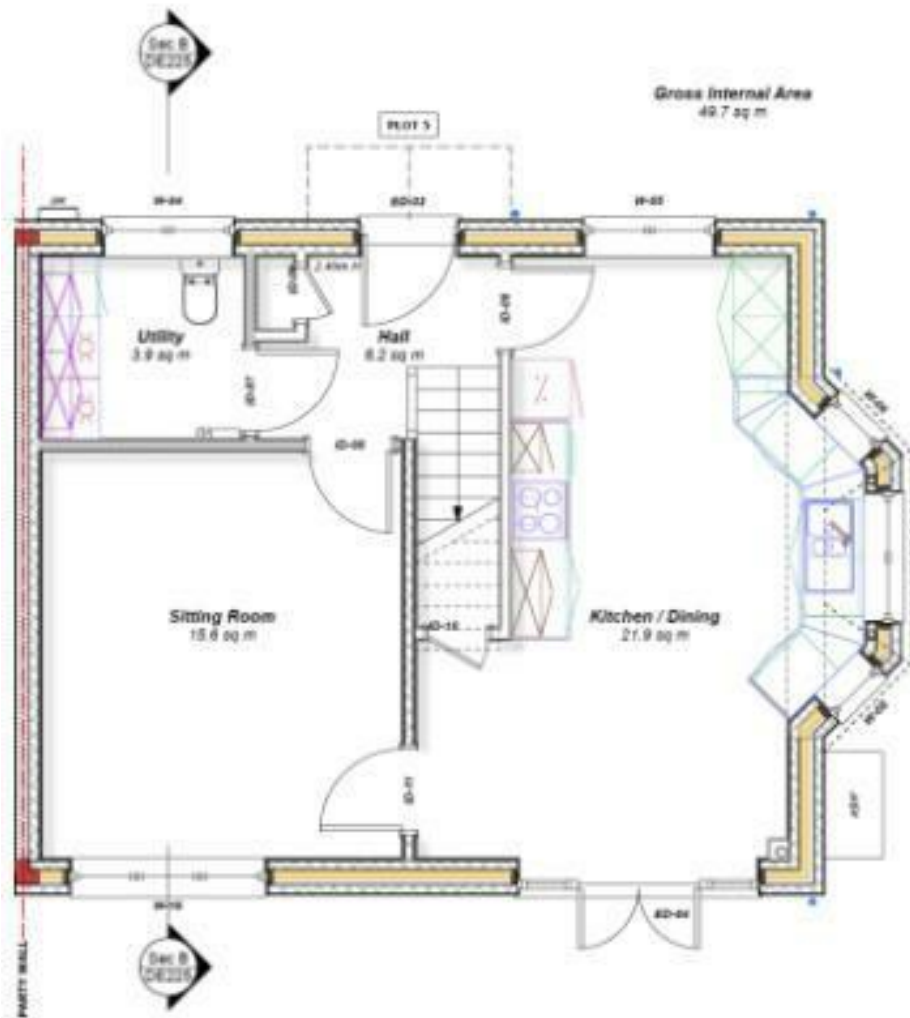
Property information

Air source heat pump and solar PV panels. We are advised mains water, drainage and electricity are connected.

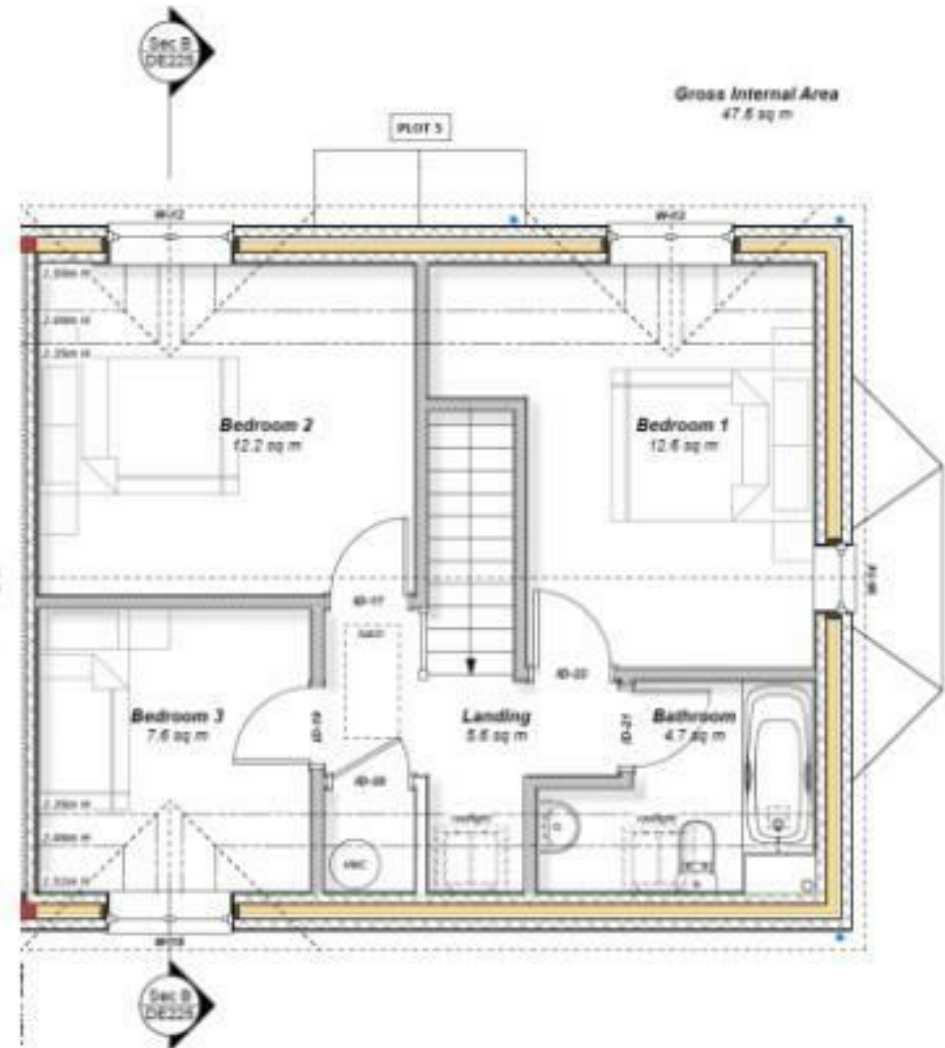
Tenure: Leasehold. A new 990 year lease will be in place. There will be a service charge to cover communal areas which is estimated at £21 per month but will be confirmed.

Agents note: We are currently advertising the property with a 30% share. Shares up to 75% are available for first purchase. Future staircasing to 100% is permitted.

Estimated EPC rating: A



GROUND FLOOR



FIRST FLOOR

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.