

DIRECTIONS TO THE PROPERTY



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 sq.m.) approx.
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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.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

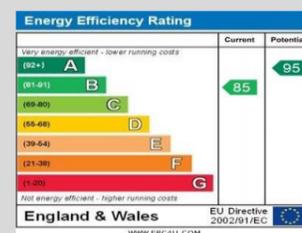
FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

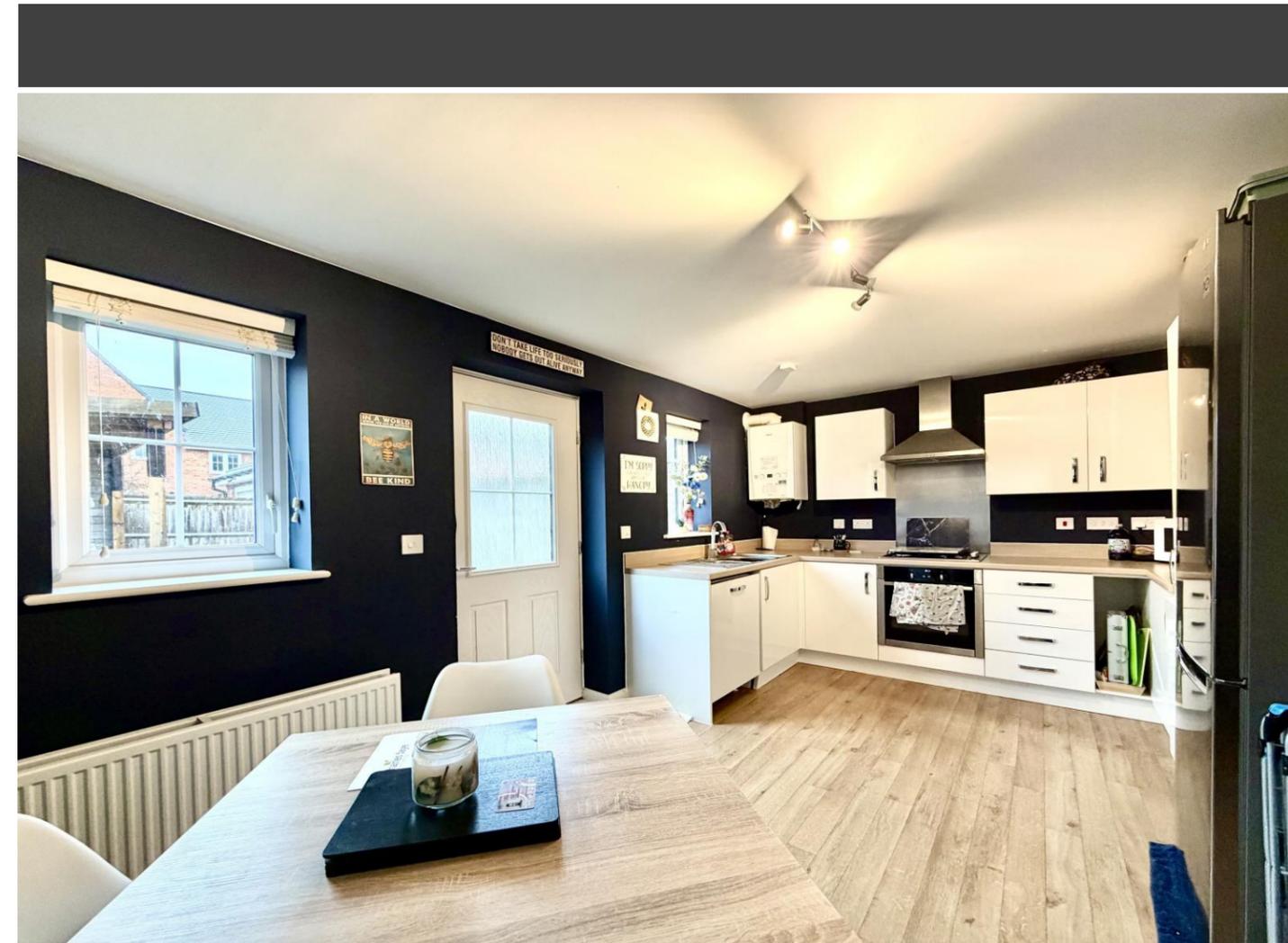
COUNCIL TAX BAND

The council tax band for this property is band D

PROPERTY RATING



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74 Hurricane Drive
Calne, SN11 8GB

Shared Ownership £189,000

'People & property are always at the heart of whatever we do'



74 Hurricane Drive, Calne

60% SHARED OWNERSHIP! A light and spacious three bedroom semi-detached featuring a modern stylish dining kitchen, a large living room and guest cloakroom complete the ground floor. To the first floor there are three double bedrooms and modern family bathroom. Externally there is a private garden with a large patio area, large wooden shed and covered seating area. There are two allocated parking spaces with this property. Shared Ownership Information: Full market value: £315,000 Share: 60% Share value: £189,000 Rent: £329.31 per month Service charge: £303.24 per annum

- **Three Bedroom Semi-Detached**
- **Spacious Dining Kitchen**
- **Three Double Bedrooms**
- **Good Sized Garden**
- **60% Shared Ownership**
- **Good Sized Living Room**
- **Family Bathroom**
- **Large Shed & Covered Seating Area**

PROPERTY FRONT

Pathway leading to entrance door, canopy porch over.

ENTRANCE HALLWAY

Stairs to first floor, doors to dining kitchen, living room, guest cloakroom, double doors to storage cupboard, under stairs storage cupboard, radiator.

DINING KITCHEN 16' 5" x 10' 6" (5.00m x 3.20m)

Upvc double glazed window to front, two upvc double glazed windows to side, fitted kitchen with modern wall and base cabinets with work surface over, up stands, stainless steel sink unit, built in cooker, four ring gas hob, extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, door to garden, hard flooring.

LIVING ROOM 16' 2" x 14' 1" (4.92m x 4.29m) Max

Upvc double glazed windows to front and side, two radiators.



GUEST CLOAKROOM

Modern fitted suite comprising close coupled w.c., pedestal wash hand basin, tiled splash back, radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Doors to bedrooms and family bathroom.

BEDROOM ONE 16' 3" x 12' 6" (4.95m x 3.81m)

Upvc double glazed window to front, two upvc double glazed windows to side, two built in wardrobes/cupboards, two radiators.

BEDROOM TWO 14' 4" x 8' 2" (4.37m x 2.49m)

Upvc double glazed window to side, radiator.



BEDROOM THREE 11' 6" x 7' 7" (3.50m x 2.31m)

Upvc double glazed window to front, loft access with drop down ladder, radiator.

FAMILY BATHROOM

Upvc double glazed obscure window to front, modern fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower over, tiled surrounds, radiator, vinyl flooring.



EXTERNALLY

ALLOCATED PARKING

There is allocated parking for two vehicles to the side of the property.

REAR GARDEN

Fully enclosed, paved and laid to lawn, covered seating area, large storage shed, gated access to front

SHARED OWNERSHIP INFORMATION

Full market value: £315,000 Share: 60% Share value: £189,000 Rent: £329.31 per month Service charge: £303.24 per annum The remaining term of the lease is 93 years

