36 Manor Road, Newent, GL18 1UJ
40% Shared ownership £110,000

Situated in the popular town of Newent, this semi-detached house offers a perfect blend of modern living and comfort. With generous space this property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office.

Situated in a desirable location, this home is perfect for those who appreciate the tranquillity of suburban life while still being within reach of local amenities and transport links. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to secure a beautiful home in Newent. Don't miss the chance to make this stunning new build your own.

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How does Shared Ownership work?

Shared Ownership is a government scheme that offers you the chance to buy a share of a property from a housing association, a non-profit-making body that provides homes. Because you only own a part of the property, you can buy it with a smaller deposit and mortgage.

A smaller mortgage means smaller repayments but you'll also need to pay:

- rent on the share of the property you do not yet own
- monthly service charges

Shared Ownership homes can be new builds, existing properties, houses or flats. All Shared Ownership properties are leasehold, even houses.

Shared ownership information

Shared ownership is a part buy part rent property from a registered landlord
You purchase a share with the help of a mortgage based on your affordability.

Example of costs based on a Share of: 40 %

Open Market Value: £275,000
Rent per month: 436.02
Service Charges per month: 4.42
Buildings insurance per month: 17.31

Ground Floor

Front door leading to stairs and Sitting room leading to kitchen, WC and door to rear garden.

Sitting Room/ Lounge

14'5" x 11'0" (4.41 x 3.37)
Large lounge with generous sized front aspect window.

Kitchen/diner

15'3" x 9'10" (4.65 x 3.02)
Large kitchen/diner with wall and base units in warm beige. Steel sink and mixer taps. Fitted oven, hob and hood. Modern white tiling. Large double opening window overlooking the rear garden.

Ground floor WC

5'11" x 4'9" (1.81 x 1.47)
White low level WC and wash hand basin.

First Floor

Landing area with doors leading to bathroom and bedrooms 1, 2 and 3

Bedroom 1

15'1" x 9'10" (4.60 x 3.02)
Double bedroom with fitted cupboard and large double opening window to front aspect.

Bedroom 2

13'3" x 7'7" (4.05 x 2.32)
Double bedroom with window overlooking rear garden.

Bedroom 3

9'10" x 7'1" (3.02 x 2.17)
Third bedroom currently being used as a dressing room

Bathroom

6'1" x 7'9" (1.87 x 2.37)
White bathroom suite with shower over bath, low level WC and hand wash basin. Heated towel rail.

External

17'1" x 29'9" (5.22 x 9.08)
Enclosed rear garden with patio area and shed. Parking spaces for 2 vehicles.

Eligibility Criteria

To be eligible for Shared Ownership you need to:

- be a first-time buyer, an existing shared ownership homeowner, or a former homeowner who can't afford to buy now
- be over 18 years old
- have an annual household income of less than £80,000 (£90,000 in London).

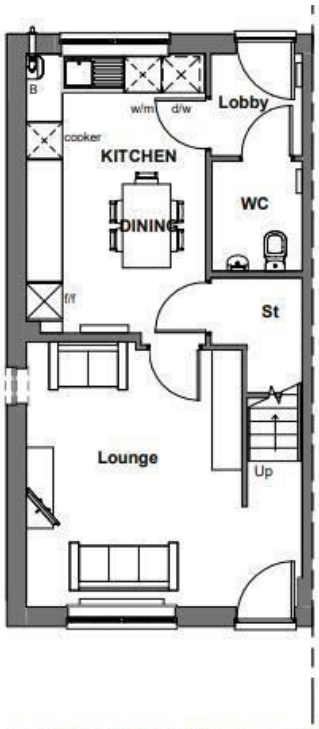
If you wish to buy one of these properties we need to assess your eligibility for shared ownership. For this we need to see:

• Proof of ID
• Proof of address

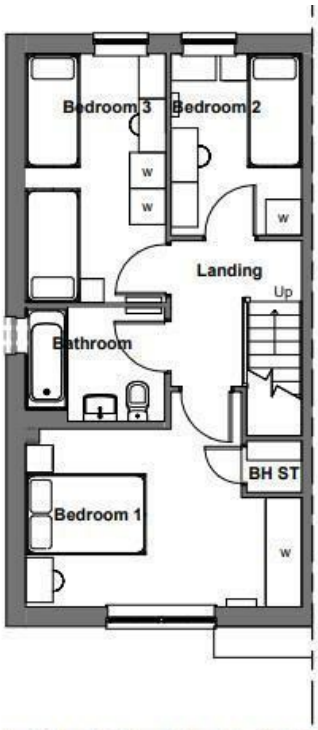
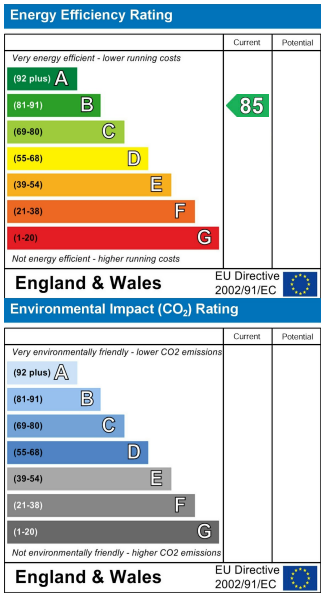
You will also be required to complete an application form and an affordability calculation.

Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



GROUND FLOOR



FIRST FLOOR