



Kennet Grove, Coxhoe, DH6 4SY
3 Bed - House - Semi-Detached
50% Shared Ownership £90,000

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Kennet Grove

Coxhoe, DH6 4SY

No Chain ** Shared Ownership 50% ** Ideal Starter Home ** Popular Location ** Outskirts of Coxhoe Village & Durham ** Good Road Links **

The property offers well-planned and proportioned accommodation, ideally suited to a range of buyers.

Upon entering, the welcoming entrance lobby provides access to the first floor via a staircase and leads into a comfortable lounge. From here, an inner hallway gives access to a convenient cloakroom/WC and continues through to the open-plan kitchen and dining area. The kitchen is fitted with a modern range of floor and wall units, providing ample storage and preparation space, while French doors open directly onto the rear garden, creating an attractive connection between the indoor and outdoor living areas.

To the first floor are three well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room/WC, while the remaining bedrooms are served by a family bathroom fitted with a modern suite.

Externally, the property benefits from off-street parking to the front, while to the rear is a good-sized garden offering an excellent space for relaxing, entertaining and family use.

The property occupies a particularly pleasant position within a small cul-de-sac on this popular residential development on the outskirts of Coxhoe. The village offers a good selection of everyday shops, services and local amenities, making it a convenient location for a variety of buyers.

Durham City Centre lies approximately five miles away and provides a much wider range of shopping, leisure, recreational and cultural facilities. Coxhoe is also ideally positioned for commuters, with the A1(M) motorway interchange just a short drive away, providing excellent road connections throughout the North East and to surrounding regional centres.









Shared Ownership Criteria

Key criteria are:

Buyers must be at least 18 years old

Buyers must have a total household income under £80,000 (£90,000 in London)

Buyers must meet the Homes England affordability and sustainability assessments (see the Homes England calculator guidance for further information)

Buyers are expected to use any savings and assets towards the purchase of their home. This may mean selling assets such as bonds, shares, land and any other financial investments.

Buyers in receipt of benefits are eligible for shared ownership provided they meet the Homes England affordability assessment (not all benefits are eligible)

Self-employed buyers must be able to provide 2-years evidence of their income

Lease Information

Lease Length (years) 125

Lease commencement date 22-12-2021

Monthly rent* £302.58

Heylo Solicitor: Trowers & Hamlin LLP

Monthly lease management fee £26.15

Annual Buildings Insurance £9.17

Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a

Tenure: Leasehold

Estate Management Charge – TBC

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.

Selective licencing area – No

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

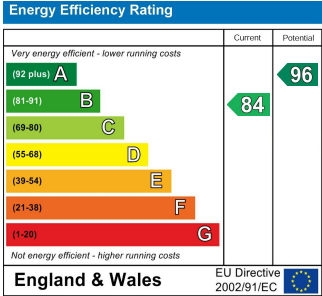
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – No

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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