



Showell Nursery Nursery Road, Chippenham SN15 2NU

welcome to

Showell Nursery Nursery Road, Chippenham

Your dream family home awaits! The Satterstead offers 3 generous bedrooms, a bright lounge, modern kitchen/diner with integrated appliances and garden access, family bathroom, PV panels, EV charging and allocated parking, all designed for modern living.



Satterstead

Three bedroom house

Plots: 21, 44* and 47

* Homes are handed



Ground Floor

First Floor

KEY

FF Integrated freestanding fridge/freezer
WM Freestanding washing machine
CYL Cylinder

ST Store
WC Cloakroom

Dimensions

Total Area: 95.69 sq m | 1030 sq ft

Ground Floor

Width | Length

Kitchen / Dining	5.29m x 2.79m	17'4" x 9'1"
Living Room	3.23m x 3.90m	10'7" x 12'9"

First Floor

Width | Length

Bedroom 1	2.71m x 4.84m	8'10" x 15'10"
Bedroom 2	3.04m x 4.02m	9'11" x 13'2"
Bedroom 3	2.57m x 3.00m	8'5" x 9'10"



Shared Ownership

Information

40% Share - £148,000

Rent Payable - £509.00 PCM

Estimated Service Charges/Estate Charges
inc. Management Fees/Insurance - £99.15
PCM

5% Deposit Required (40% share requires
a 5% deposit of £7,400)

Eligibility Criteria

Shared Ownership eligibility criteria
applies. To be eligible for a home here
you'll need to:

- Have a household income of no more
than £80,000 per annum
- Be unable to purchase a suitable home
to meet your housing needs on the open
market
- Not already own a home or you will have
sold your current home before you
purchase
- Applicants must have a live, work or
family connection to Wiltshire

Agents Note

Council tax bands are often not released
until the property is complete.

Exterior images are digitally
representations of this home and are
indicative only. Interior images are digitally
dressed representations from a similar
development and are indicative only.

Entrance Hall

Living Room

Cloakroom

Kitchen/Dining Room

Landing

Principal Bedroom

Bedroom Two

Bedroom Three

Family Bathroom

Two Allocated Parking Spaces/E V Charger

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Showell Nursery Nursery Road, Chippenham

- Brand New Shared Ownership Homes Available at a Minimum of 40% Share
- Two Allocated Parking Spaces & EV Charging Available
- Air Source Heat Pump & Solar Panels
- NHBC 12-Year Warranty
- Integrated Kitchen Appliances & Modern Contemporary Finish Throughout

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP112048



Property Ref:
CHP112048 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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