naomi j ryan
estate agents

Semi-Detached

Bedrooms: 3

Bathrooms: 1

Receptions: 1

District Heating

Allocated Parking Space

Enclosed Rear Garden

Council Tax Band: D

£243,750 Leasehold

24 Cobley Court,

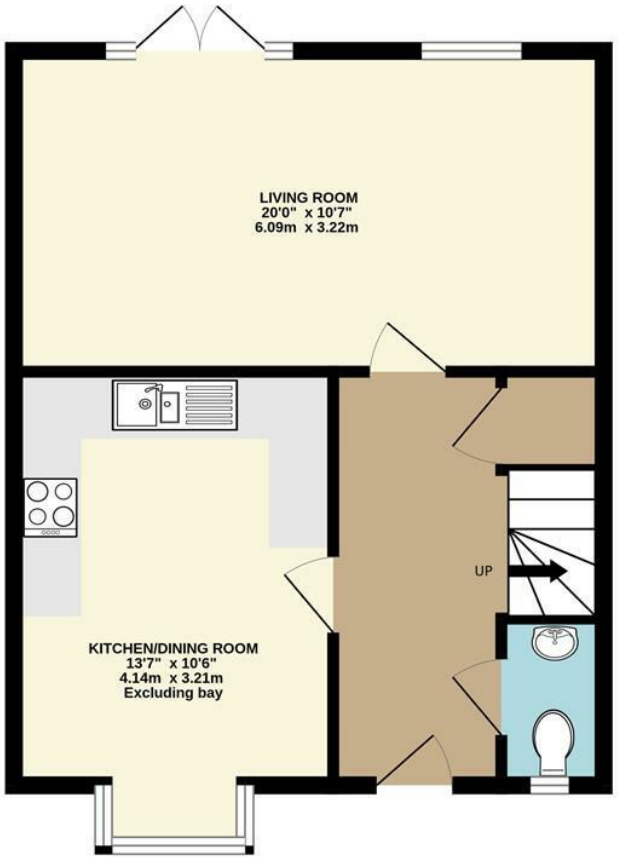
Pinhoe, Exeter, EX4 8GB

www.naomijryan.co.uk

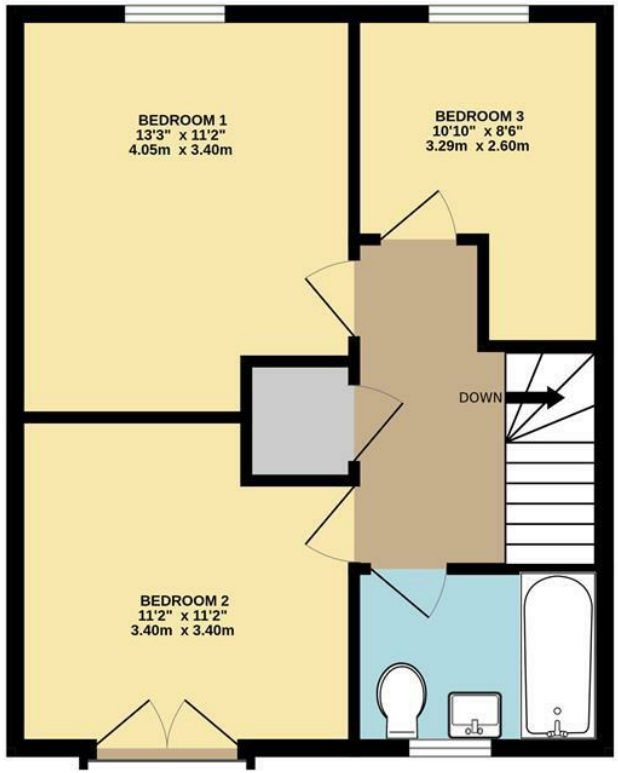
24 Cobley Court, Pinhoe, Exeter, EX4 8GB

£243,750 Leasehold (75% Shared Ownership)

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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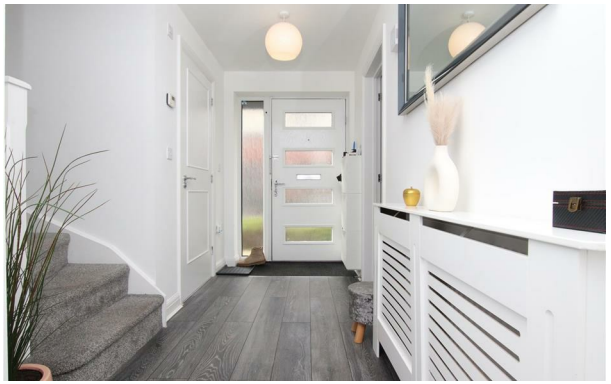

SUMMARY

A beautifully presented three-bedroom semi-detached house, being sold with a 75% share on a shared ownership scheme. The property is in an excellent location for access to local amenities including Sainsbury's, Lidl, and Aldi supermarkets, The Pinhoe Hoard Pub, and good transport links both in and out of the City. Well regarded primary & secondary schools are located nearby as are the wide range of amenities that Pinhoe Village has on offer.

The spacious accommodation comprises an entrance hall, ground floor cloakroom, modern kitchen/dining room, and living room with double doors to the rear garden. On the first floor are three good-sized bedrooms and a modern bathroom. Outside is a well-maintained and enclosed rear garden, laid to lawn with a paved patio area.

One allocated parking space is located to the front of the house.

Early internal viewing is highly recommended.

AGENTS NOTE

This is a shared ownership property and the price advertised is for a 75% share.

Shared ownership is a form of affordable housing and any buyer must:

- Have an annual income of less than £80,000
- Be a first-time buyer, or
- Be an existing homeowner - but able to demonstrate they have sold their property subject to contract.

As well as this, the prospective buyer should meet the following criteria:

- Be over 18 years of age
- Earn below £80,000 as a household
- Must own and occupy the property as their sole and primary residence
- Be able to demonstrate a good credit history and can afford the regular payments involved in buying this home

LEASEHOLD INFORMATION

Full market value – £325,000
75% share at £243,750
Current monthly rent - £199.91
Current monthly service charge - £35.39
Lease details – 125 years from commencement date of 31/08/2018

MATERIAL INFORMATION

Construction notes: Concrete blocks and brick.

Utilities: Mains electricity, water, and drainage. Current broadband provider: Virgin.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. https://checker.ofcom.org.uk

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.

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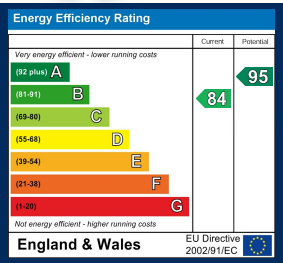
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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