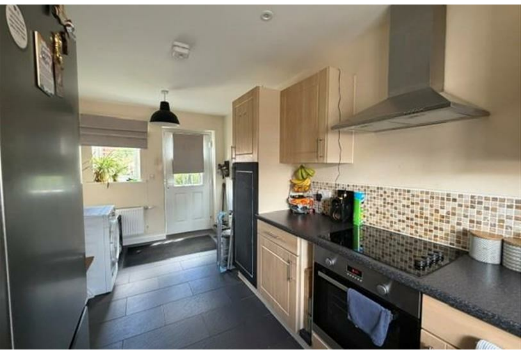
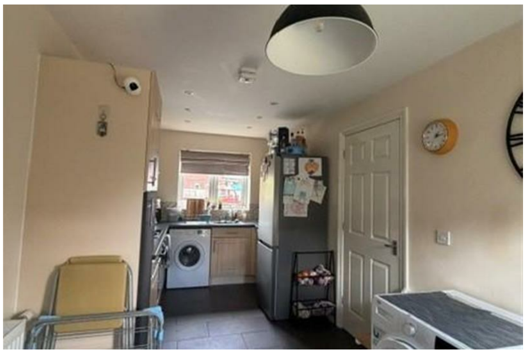
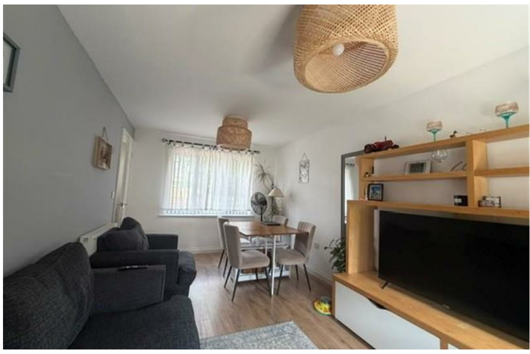
twocan estate agents

21 Winding Pool Close, Dymock, GL18 2BJ
50% Shared ownership £117,500







Welcome to this charming semi-detached house located in the desirable area of Winding Pool Close, Dymock. Built in 2015, this modern property offers a perfect blend of comfort and contemporary living, making it an ideal choice for first-time buyers or those looking to downsize.

Upon entering, you will find a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The house features two well-proportioned bedrooms, each offering ample natural light and space for furnishings, ensuring a restful retreat at the end of the day. The bathroom is conveniently located and designed with modern fixtures, catering to your everyday needs.

One of the standout features of this property is the enclosed rear garden, which provides a private outdoor space perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting. Additionally, the property benefits from a double parking space, ensuring that you have convenient access for your vehicle.

Situated in a peaceful neighbourhood, this home is well-connected to local amenities and transport links, making it easy to enjoy the surrounding area. With its modern design and practical features, this property is a wonderful opportunity for those seeking a shared ownership option in a lovely community.

Do not miss the chance to make this delightful house your new home.

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.

Open Market Value: £235,000
50% Shared Ownership: £117,500
Rent: £275.60pcm
Estate charge: £1.24pcm
Buildings insurance per month: £17.31pcm

The more you buy the lower your rent will be. These costs will increase each year with inflation.

Entrance Hall

12'1" 10'2" (3.7 3.1)
Doors leading to lounge, kitchen and WC, stairs leading to first floor

Lounge

16'0" x 9'6" (4.9 x 2.9)
Window to front and rear, with door to rear garden

Kitchen/Diner

16'0" x 7'10" (4.9 x 2.4)
Fully fitted kitchen with range of fitted wall and base units, worktops, sink unit with mixer tap, window to front and rear and single door to rear garden.

WC

Frosted window to rear, white low level WC and wash hand basin

First floor

Landing

9'2" x 9'2" (2.8 x 2.8)
Landing with doors leading two bedrooms and bathroom and storage cupboard

Bedroom One

16'0" x 9'6" (4.9 x 2.9)
Window to front and rear and storage cupboard/ wardrobe.

Bedroom Two

16'0" x 7'6" (4.9 x 2.3)
Windows to front and rear elevation.

Bathroom

6'10" x 6'2" (2.1 x 1.9)
White bathroom suite, low level WC, wash hand basin and bath with shower over. Frosted window to front of property.

External

Front and rear gardens, side access with driveway parking

DPA Buy Back Lease Information

In some rural areas properties must be always available for shared ownership. This means if you buy over 80% of the share of the property, the freeholder (or other Housing association) must buy your property back (at market value) if you wish to sell on.

Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan and the Centigen brand.

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.