



SHARED OWNERSHIP HOME

Spacious Three-Bedroom shared ownership Town House being brought to the market with a 40% share. With a kitchen diner, family room, THREE DOUBLE BEDROOMS, family bathroom, downstairs WC and 2 parking spaces, this property is ideal for a growing family or young professionals!

8 Home Close | Exeter | EX5 7HS





PROPERTY TYPE

Mid Terrace Town House



SIZE

959 SQFT



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

86B



COUNCIL TAX BAND

C



in a nutshell...

- Mid Terrace Town House
- Three Double Bedrooms
- Off Road Parking
- Kitchen Dining Room
- Kitchen Dining Room
- Cloakroom and Bathroom
- Quiet Location
- Enclosed Rear Garden
- Ideal First Home





the details...

GUIDE PRICE £106,000

Property Type: Three bedroom mid terrace house with two tandem parking spaces

Scheme: Shared Ownership Resale

Full Market Value: £265,000

Share Purchase Price and Rent Example

The share purchase price is calculated using the full market value and the percentage share purchased.

If you buy a 40% share, the share purchase price will be £106,000, and the rent will be £382.66 per month.

Your annual rent is calculated at 2.89% of the remaining share of the full market value owned by the landlord.

Please note that the rent is only calculated as a percentage of the retained equity when the lease is first granted. As this is a resale property, annual rent reviews will have taken place, meaning the current rent no longer directly reflects the percentage of retained equity. Full details of rent review periods and calculations are contained within the lease documentation.

All figures are subject to change.

Monthly Payments to the Landlord

In addition to the monthly rent, the following charges apply:

Service Charge: £0.00

Estate Charge: £0.00

Buildings Insurance: £15.64

LiveWest Management Charge: £0.00

Reserve Fund Payment: £0.00

Total monthly payment (excluding rent): £15.64

Please note these charges are subject to change during the purchase process.

Reservation Fee

£500.00

A reservation fee (advanced rent payment) is required to secure the property. Once paid, the property will be reserved exclusively for you.

If your purchase completes, the reservation fee will be credited to your rent account. Should either you or the seller withdraw from the sale, the full £500 reservation fee will be refunded.



what the owner loves most...

The location of the property has been fantastic for us as it is a very quiet road but is also only a short walk from all of the amenities that Cranbrook has to offer

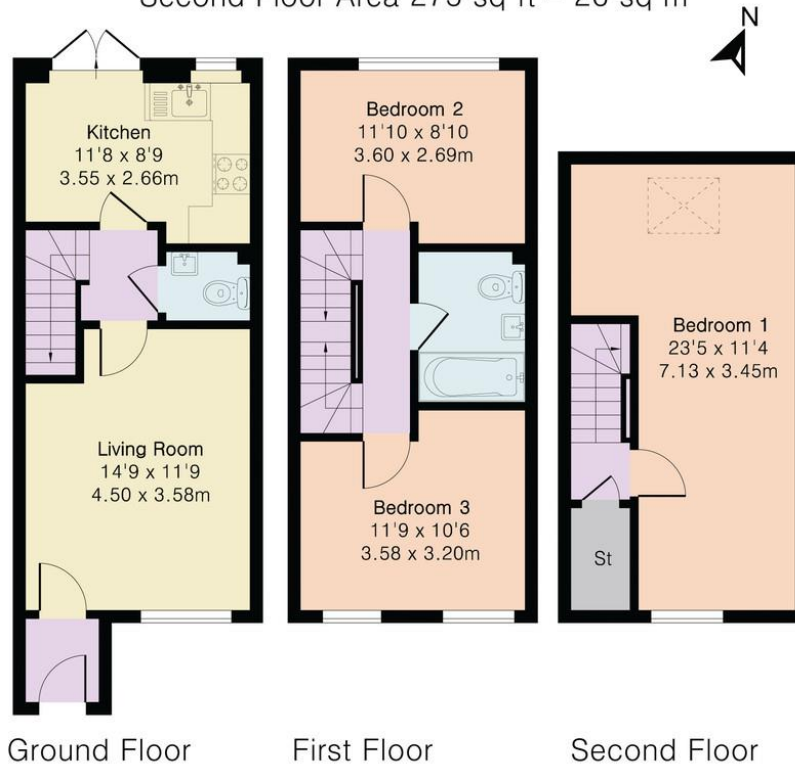


Approximate Gross Internal Area 959 sq ft - 90 sq m

Ground Floor Area 351 sq ft – 33 sq m

First Floor Area 333 sq ft – 31 sq m

Second Floor Area 275 sq ft – 26 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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bear in mind...

This property is being sold at 40% but you do have the opportunity to staircase this purchase to a higher amount subject to Livewest approval



the location...

You can apply to purchase this home if:

Your household income is £80,000 or less, and
You cannot afford the deposit and mortgage payments required to purchase a suitable home outright.

In addition, one of the following must apply:

You're a first-time buyer.
You previously owned a home but can no longer afford to buy one.
You're forming a new household, for example following a relationship breakdown.
You're an existing shared owner looking to move.
You currently own a home but need to move and cannot afford to purchase a suitable property.

If you currently own a property, it must be sold on or before the completion date of your shared ownership purchase.

As part of the application process, your finances and credit history will be assessed to ensure the purchase is affordable and sustainable.

Where applicable, details of any local connection criteria will be provided in the application information.

Tenure: Leasehold

Lease Type: Shared Ownership House Lease

Lease Term: Between 194 and 199 years from 26 August 2021 (correct as at 24 June 2026).

Rent Review

Your rent will be reviewed annually in accordance with the Retail Prices Index (RPI) plus 0.5%. Full details, including worked examples of future rent increases, are available within the Summary of Costs document and lease.

Maximum Share Ownership

You can purchase up to 100% of your home through the shared ownership scheme.

Once you own 100%, the freehold will transfer to you.





The Property
Ombudsman

complete.

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picture? Get in touch with
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