



Welcome to 3 Homeground, a charming mid-terrace house located in the picturesque village of Eastington, Stonehouse. This newly built property, completed in 2026, offers a modern living experience in a tranquil setting.

As you enter, you will find a well-designed reception room that provides a warm and inviting space for relaxation or entertaining guests. The house features two comfortable bedrooms, perfect for a small family or professionals seeking a peaceful retreat. The bathroom is thoughtfully appointed, ensuring convenience and comfort for all residents.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a rare find in many new builds. This added convenience makes it an ideal choice for those who value accessibility and ease of living.

Situated in Eastington, you will enjoy the benefits of a friendly community while being just a short distance from local amenities and transport links. This property is perfect for anyone looking to embrace a modern lifestyle in a serene environment.

In summary, 3 Homeground is a delightful new build that combines contemporary design with practical features, making it an excellent opportunity for first-time buyers or those looking to downsize. Do not miss the chance to make this lovely house your new home. You will be required to have a local connection to the Eastington Parish.

How does Shared Ownership work?

If you bought a home on the open market, you would agree a purchase price through an estate agent. Then you would take out a mortgage to cover the total purchase price of the property minus any deposit you might have available. With Shared Ownership, the price of the property is fixed at the open market value, as assessed by a qualified valuer. You borrow just enough to cover the share you are buying. This is referred to as equity share.

The equity share amount will be an amount that you can afford, as set out under government guidelines. The total monthly cost of the rent, plus your mortgage, will be lower than the monthly cost if you bought the property outright with a mortgage.

For legal reasons, while you are only buying a part-share of the property, you will have a leasehold interest. However, you may buy further shares. This is called 'staircasing', and may eventually progress to outright ownership.

Eligibility Criteria

To be eligible for Shared Ownership you need to:

- be a first-time buyer, an existing shared ownership homeowner, or a former homeowner who can't afford to buy now
- be over 18 years old
- have an annual household income of less than £80,000 (£90,000 in London).

If you wish to buy one of these properties we need to assess your eligibility for shared ownership. For this we need to see:

- Proof of ID
- Proof of address
- Mortgage in principle
- Proof of deposit
- Full details for each buyer

You will also be required to complete an application form and an affordability calculation.

Shared ownership information New AHP

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.

Local Connection to the Eastington Parish is required.

Example of costs based on a Share of: 10 % - This is based on your personal affordability

Open Market Value: £290,000
25% Share: £72,500
Rent per month:£598.13
Service Charges per month:£35
Buildings insurance per month:£17.31

The more you buy the lower your rent will be. Rent is calculated at 2.75% of the unowned share. These costs will increase each year with inflation.

Eco

Air Source Heat Pump Heating
Solar Panels
EPC A

Kitchen/dining area

Medium sized kitchen/dining area with pre-fitted oven,hob and hood. Spaces available for a fridge/freezer, tumble dryer and washing machine. Double window facing out to the front of the house.

Living room

Large living area with a double window. Double doors leading to rear garden.

Downstairs WC

White wash hand basin and low level WC - door leading to hallway

Second Floor

Store and AC cupboard.

Bulkhead store

Bedroom 1

Double bedroom with one double window facing out to the front of the house.

Bedroom 2

Double bedroom with one double window facing out to the rear of the house.

Family Bathroom

White bathroom suite with shower over bath, Low level WC and wash hand basin. Window to front elevation.

Buy Back Lease

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.

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.

Two Rivers Housing

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



Ground floor



First floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		95	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			

