

Okehampton View

OKEHAMPTON, DEVON

A collection of 2 bedroom Shared Ownership homes
on the edge of Dartmoor National Park

A home of your own

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Okehampton Castle

Welcome to Okehampton View

Okehampton View is an exciting new development on the fringes of Okehampton and with all the rugged beauty of Dartmoor on your doorstep.

Okehampton itself is a delightful, historic town with an excellent choice of shops, tea rooms, pubs and restaurants. The town centre is less than a mile down the road, with Exeter just 30 minutes away by car and Plymouth also within commuting distance. With the whole of the West Country at your disposal it's hard to think of a more attractive place to live.

Legal & General Affordable Homes is offering a unique opportunity to purchase a new home here through Shared Ownership. Thanks to this scheme, you can own your own home with a lower deposit than is required to buy outright or with other buying schemes.

Living at Okehampton View



Beautifully designed

Charming new homes that offer everything you need for contemporary living.



The best of both worlds

All the peace and quiet of rural life, yet the benefits of a town nearby.



Express yourself

The neutral décor invites you to add your own touches and create your own look.



A unique location

You will be living on the edge of one of the country's most famous national parks.



Make yourself at home

Outstanding Natural Beauty



Parklife

Okehampton View provides all the amenities for modern living, without having to travel far. There's a wonderful choice of independent stores in the quaint Red Lion Yard and you'll have a range of supermarkets nearby, Lidl and Costcutter. The town has great pubs, a cinema, local gyms and sports clubs. It also offers an excellent choice of schools and medical facilities.

Living at Okehampton View, the dramatic granite moors of Dartmoor are literally within walking distance. This unique area of tors, farmland and rivers is considered one of the most beautiful places in the country. Whether pony trekking, canoeing the River Dart or following the country trails, it's the outdoor life at its best.

Dartmoor is just the beginning. From the surfing beaches of the North Coast to the famous restaurants of Padstow, this is an inspiring part of the world. It's full of history too. The ruins of Okehampton Castle are nearby, while Cornwall's Tintagel Castle is reputedly the birthplace of King Arthur, there's the Tate at St Ives. The stunning coastal path, or head inland and explore the remarkable biospheres of the Eden Project.

Whichever direction you choose, you'll never be short of new destinations to visit.

Dartmoor National Park



Fore Street, Okehampton



Cathedral Yard, Exeter



Plymouth Hoe in Devon

You're connected with so many places to explore

The A30 is one of the main roads through the South West and it runs close to Okehampton. From here there's a direct drive to Exeter and, if you head in the other direction, all the way down through Cornwall to Penzance. From Exeter you can link up with the M5 and the rest of the national motorway network.

There is also a direct road to Plymouth via Lydford, Tavistock and the beauty of the Tamar Valley. Although there hasn't been a service for some years, rail is returning to Okehampton, with regular services to Exeter St David's proposed in the near future.

Plymouth offers a regular ferry service to Roscoff in France and Bilbao in Spain while Bristol is the closest major airport (an easy drive up the M5).

Yet why would you ever want to leave such an area of outstanding beauty. Maybe the best forms of transport are hiking the moors or enjoying the stunning views as you cycle the Dartmoor Way.



By Car

Okehampton Town Centre
1.1 miles

Okehampton Castle
1.8 miles

Adventure Okehampton
1.8 miles

Okehampton Golf Club
2.2 miles

Exeter
23.5 miles

Plymouth
30 miles



By Train

The initial Dartmoor Line timetable (to start by the end of 2021) will provide:

A journey time of approximately 40 minutes to reach Exeter St Davids, and provide easy access between Okehampton and Exeter.

Trains every two hours each way, seven days a week, between Okehampton, Crediton and Exeter St Davids, including services for daily commuters.

At a later date weekend services to be extended to and from Exeter Central where possible



By Bike

Okehampton Post Office
0.2 miles

Waitrose & Partners
0.3 miles

Lidl
0.3 miles

Spar
0.4 mile

Parklands Leisure Centre
0.4 miles

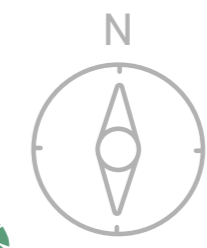
Okehampton Train Station
0.7 miles

Costcutter
0.8 miles

Site Plan

Key

- Two Bedroom Houses
- LGAH Future Homes
- LGAH Rented Homes
- Barratt Homes



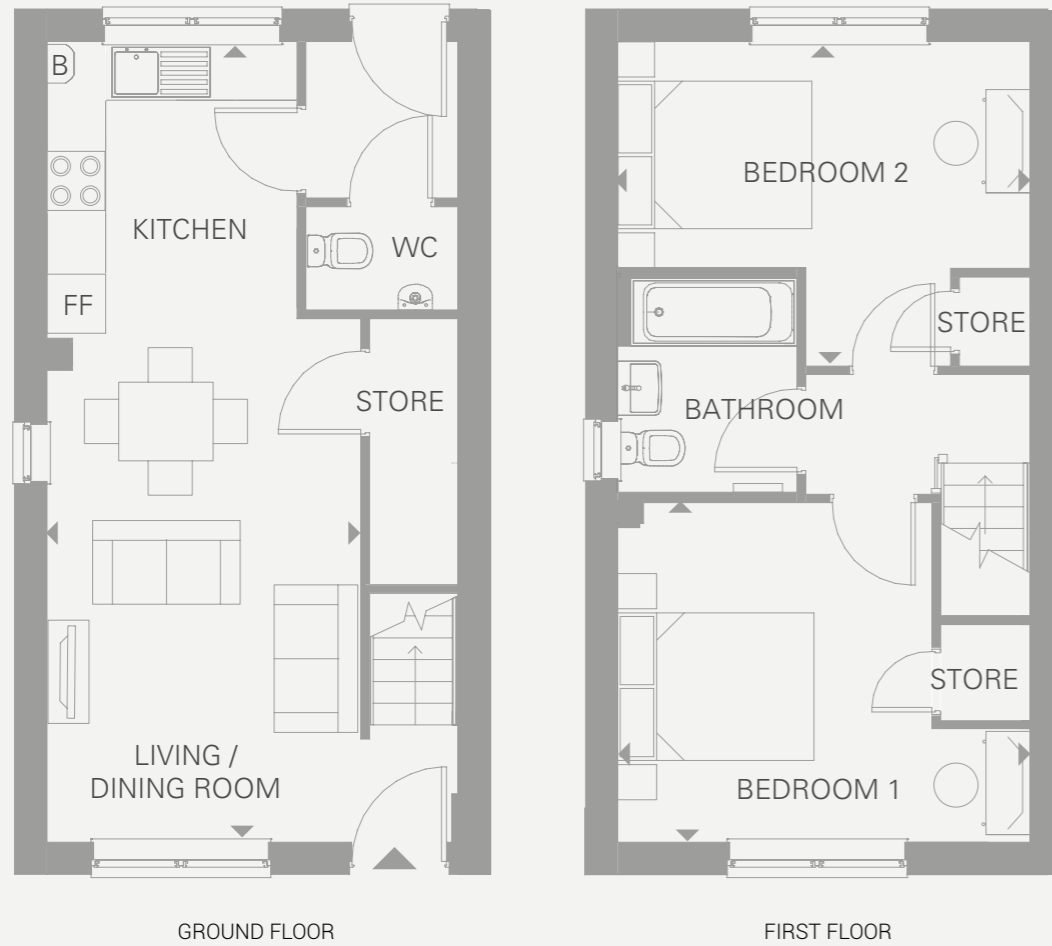
203
202
197
196

203
202
197
196

Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

Two Bedroom Houses

Plots 196, 197*, 202 & 203*



* Plots 197 & 203 are handed from the plans drawn

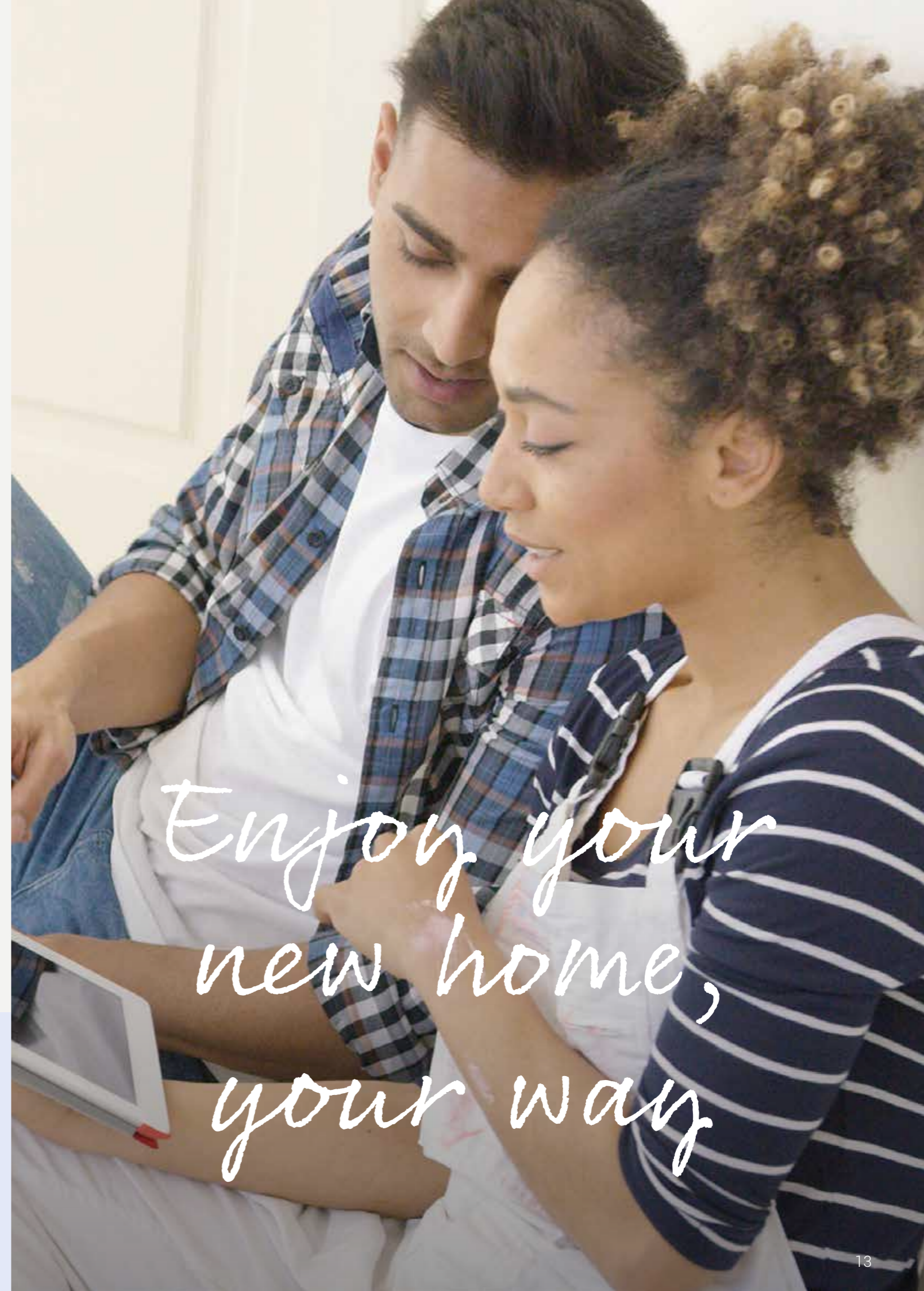
Key

FF - SPACE FOR FRIDGE / FREEZER B - BOILER

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

Dimensions	TOTAL AREA: 77.8 SQ M		837 SQ FT	
	Length	Width	Length	Width
Kitchen / Dining	3.04m	x 2.56m	9' 11"	x 8' 4"
Living room	5.07m	x 3.23m	16' 7"	x 10' 7"
Bedroom 1	4.21m	x 3.45m	13' 9"	x 11' 3"
Bedroom 2	4.21m	x 3.26m	13' 9"	x 10' 8"



Enjoy your new home, your way

Specification

Kitchen

- Contemporary kitchen with chrome handles and soft close cupboards
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Stainless steel multi-function oven, hob and stainless steel chimney hood
- Space for fridge/freezer
- Space for washing machine

Cloakroom

- Contemporary white close coupled toilet and basin with chrome mixer tap
- Splashback tiling to basin

Bathroom

- Contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap
- Glass shower screen to bath
- Shower over bath
- Wall tiling to bath and splashback tiling to basin area
- Chrome heated towel rail
- Mirror

Flooring

- Wood effect vinyl to the ground floor and bathroom
- Carpet to stairs, landing and bedrooms

General

- White PVCu double glazed windows
- Ceilings, architraves and skirtings painted white
- Walls painted in 'Almond' white matt emulsion
- White panel internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 12 year warranty



Images depict a typical Legal & General Affordable Homes property

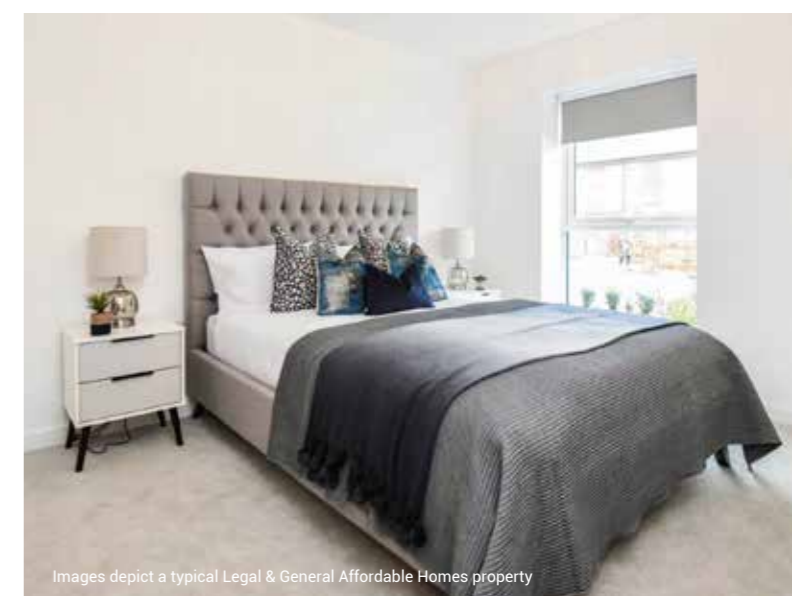
Electrical

- Track light to kitchen
- Light fitting to cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room
- Telephone point to hall and living room
- Smoke and carbon monoxide detectors
- Extractor fan to kitchen, cloakroom and bathroom
- Shaver socket to bathroom

External

- Two parking bays per property
- Paved patio area
- Turf to rear garden
- 1.8m high timber fencing to rear garden
- Light to front and rear elevations
- Outside tap

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.



Images depict a typical Legal & General Affordable Homes property

Shared Ownership Explained

Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 40% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

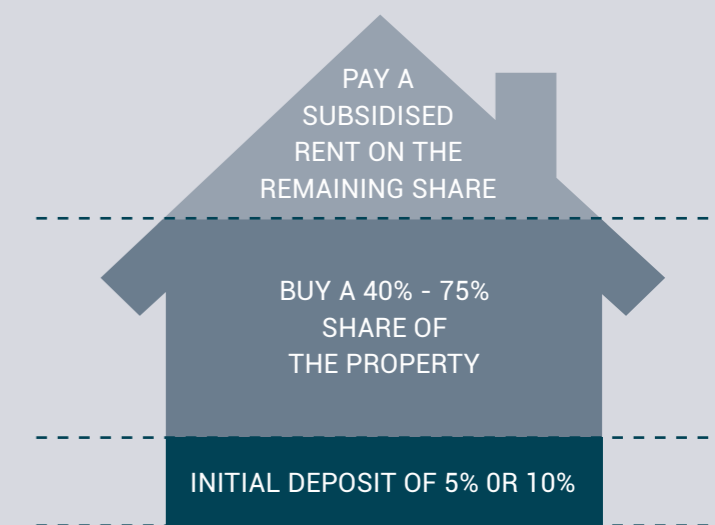
For more frequently answered questions go to www.landgah.com/faq

We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit www.landgah.com



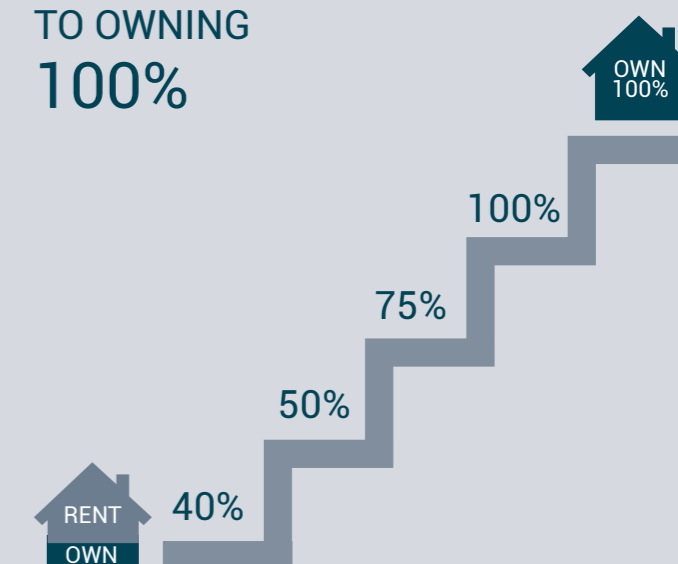
Breakdown example of a new home at Okehampton View



For a full breakdown of costs, please speak to one of our Sales Consultants.

Buying more shares

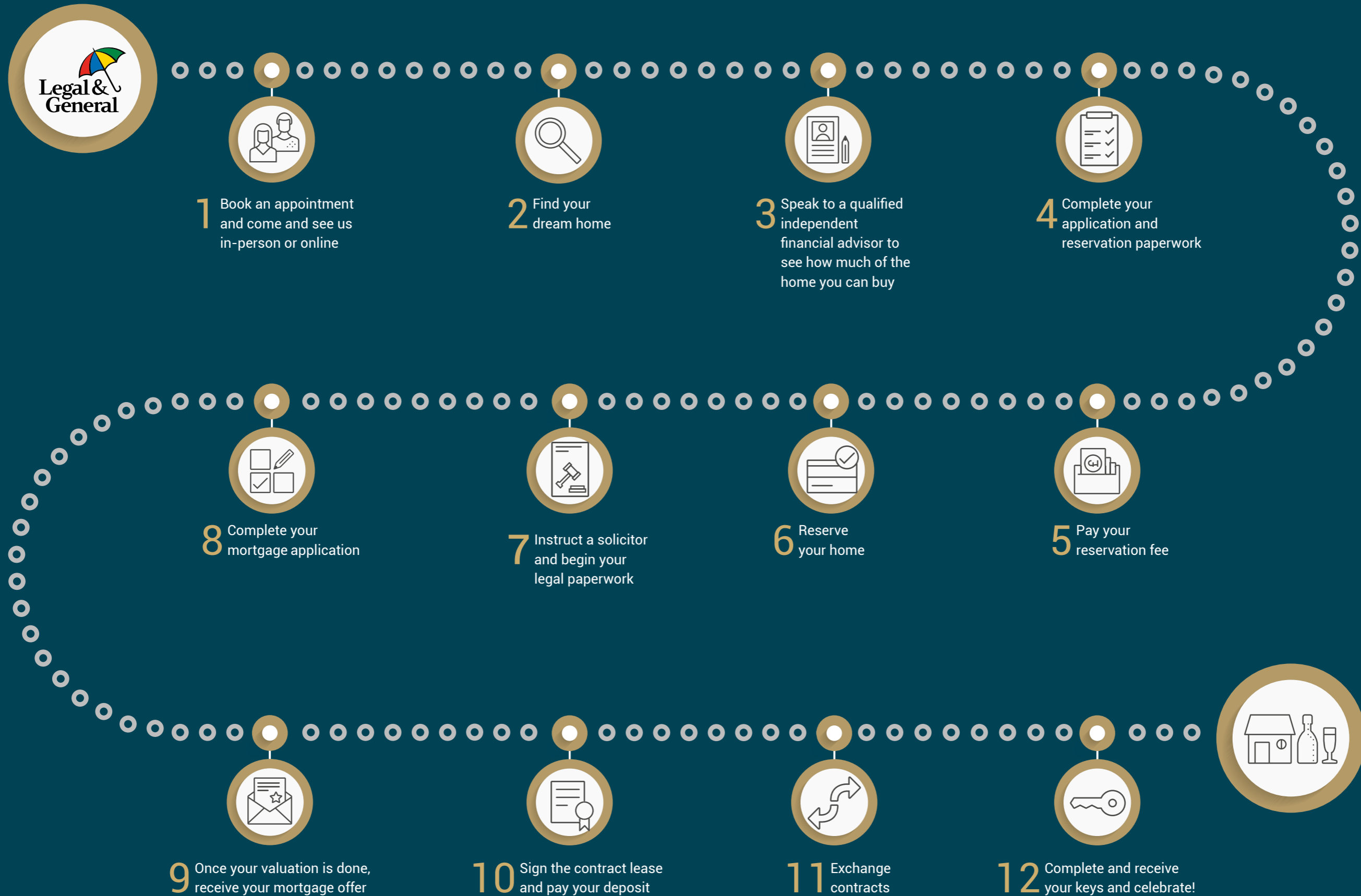
STAIRCASE YOUR WAY TO OWNING 100%



When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.





Enjoy your
new home,
your way

People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:



Quality We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, furnishing, environment and, above all, value.



Customer Service We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



Sustainability We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

Okehampton View

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Call to book an appointment

 01837 400 018

 landgah.com/okehampton-view



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.