

£210,000 Shared Ownership

Yew Crescent, Somerford, Congleton, Cheshire, CW12 4ZG



- Guideline Minimum Deposit £21,000
- Two Storey, Detached House
- High Performance Glazing
- Front and Rear Gardens
- Guideline Income Dual £56.8k | Single £64k
- Approx. 1516 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- Double Garage plus Driveway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £525,000). A rare chance to buy a detached, shared-ownership family home. The recently-built and stylishly-presented property provides over fifteen hundred square feet of internal space as well as an attractive front garden, a generously-sized rear garden, a double garage and extensive driveway (with car-charging point). The ground floor features a front reception room, study, cloakroom, utility room and a large kitchen/dining room with sleek units, integrated appliances and a conservatory-style bay. On the first floor of the house is a main bedroom with fitted wardrobes and naturally-lit, en-suite shower room plus three further double bedrooms and a bathroom spacious enough to include a separate shower cubicle. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating.

Housing Association: heylo.

Tenure: Leasehold (125 years from 2019).

Minimum Share: 40% (£210,000).

Shared Ownership Rent: £680.36 per month (subject to annual review).

Combined Insurance and Admin Fee: £37.88 per month (subject to annual review).

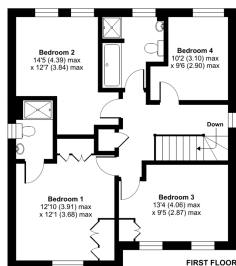
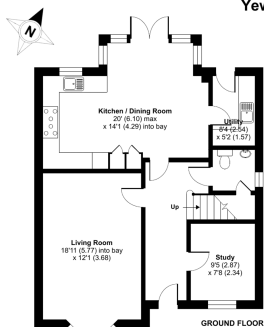
Guideline Minimum Income: Dual £56,750 | Single £64,000 (based on minimum share and 10% deposit).

Council Tax: Band E, Cheshire East Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

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Approximate Area = 1516 sq ft / 140.8 sq m
For identification only - Not to scale



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards (International Property Measurement Standards (IPMS) Recommended) © Urbanmoves 2022 Produced by Urban Moves REF: 844355

DIMENSIONS

LIVING ROOM

18' 11" into bay x 12' 1" (5.77m x 3.68m)

STUDY

9' 5" x 7' 8" (2.87m x 2.34m)

CLOAKROOM

KITCHEN/DINING ROOM

20' max. x 14' 1" into bay (6.10m x 4.29m)

UTILITY ROOM

8' 4" x 5' 2" (2.54m x 1.57m)

BEDROOM 1

12' 10" max. x 12' 1" max. (3.91m x 3.68m)

EN-SUITE SHOWER ROOM

BEDROOM 2

14' 5" max. x 12' 7" max. (4.39m x 3.84m)

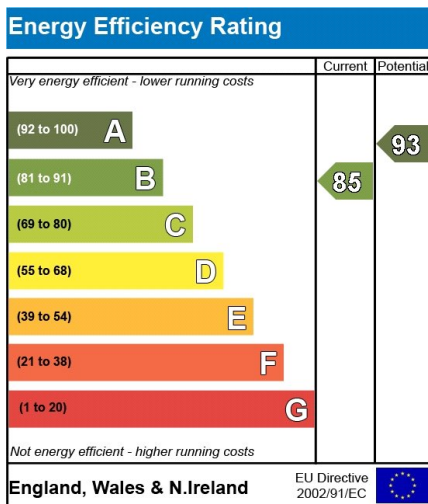
BEDROOM 3

13' 4" max. x 9' 5" max. (4.06m x 2.87m)

BEDROOM 4

10' 2" max. x 9' 6" max. (3.10m x 2.90m)

BATHROOM



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.