

Filham Chase

Ivybridge, Devon

A superb collection of 2 and 3 bedroom shared ownership homes



Welcome to **Filham Chase**

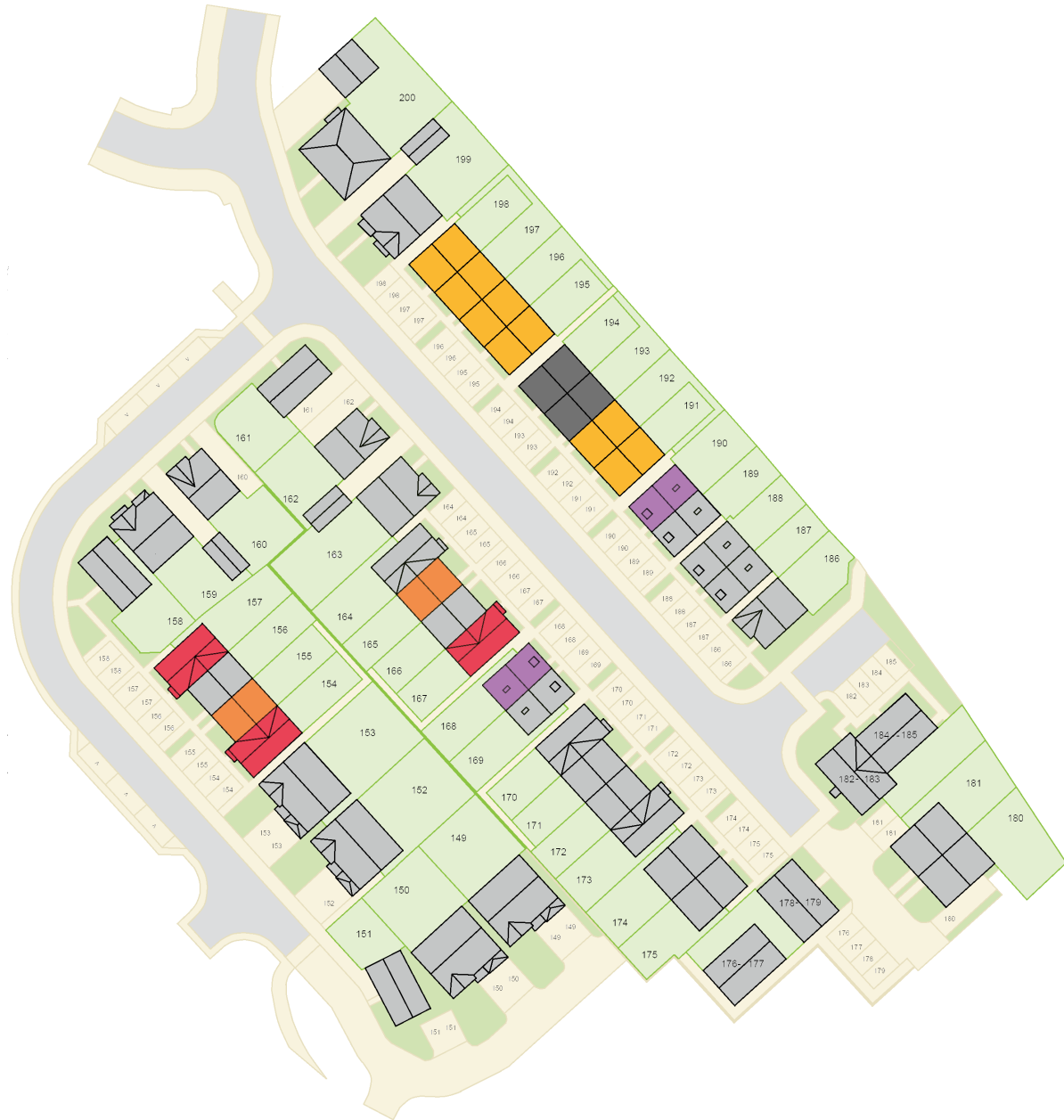
Filham Chase is a fantastic new development with 2 and 3 bedroom homes available for shared ownership.

The development is situated in Ivybridge, a bustling town which offers both a magnificent natural setting and excellent links to both Plymouth and Exeter. There is lots of things to do in Ivybridge, including walking trails, local pubs, and independent shops to visit in the town centre. With easy access to local schools, pharmacies, and the Ivybridge Train station, Filham Chase is in a brilliant location for local amenities.

With 13 homes available for shared ownership, owning a home at Filham Chase could become a reality. These homes are ideal for those looking to get on the ladder, downsize or find their forever family home with a local connection to the area.

Site plan

-  **The Poplar**
2 Bedroom home
Plots 155, 165
-  **The Willow**
2 Bedroom home
Plots 191, 192, 195, 196, 197, 198
-  **The Cottonwood**
3 Bedroom home
Plots 154, 157, 167
-  **The Alder**
3 Bedroom home
Plots 168, 190
-  **Open Market**
-  **Rented**

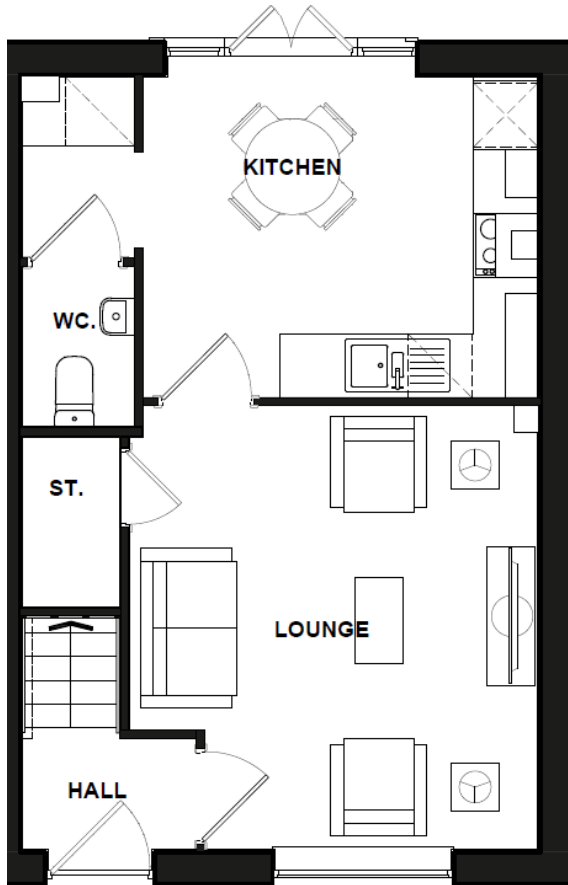


Disclaimer: Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustration purposes and should be used for general guidance only. Development layouts including parking arrangements, private/social/affordable housing, play areas and public open spaces may change and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your Solicitor to whom full details of any planning consents including layout plans will be available. Bellwood View is a marketing name only and may not be the designated postal address.

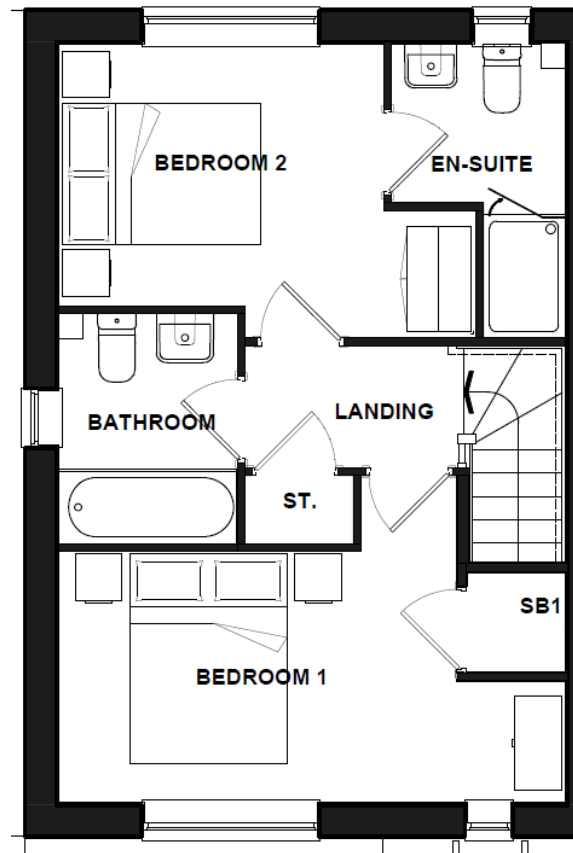
The Poplar

2 Bedroom home

Mid terrace plots 155, 165 (AS)



Ground floor



First floor

Ground floor

Lounge

4.16 x 3.12 m

Kitchen / Dining

3.70 x 3.00 m

WC

1.50 x 1.05 m

First floor

Bedroom 1

4.82 x 3.09 m

En-Suite

2.88 x 1.68 m

Bedroom 2

3.95 x 2.50 m

Bathroom

2.19 x 1.72 m

Total floor area 71m²

(Approximate dimensions)

*Window may be omitted on certain plots. Speak to sales officer for details.

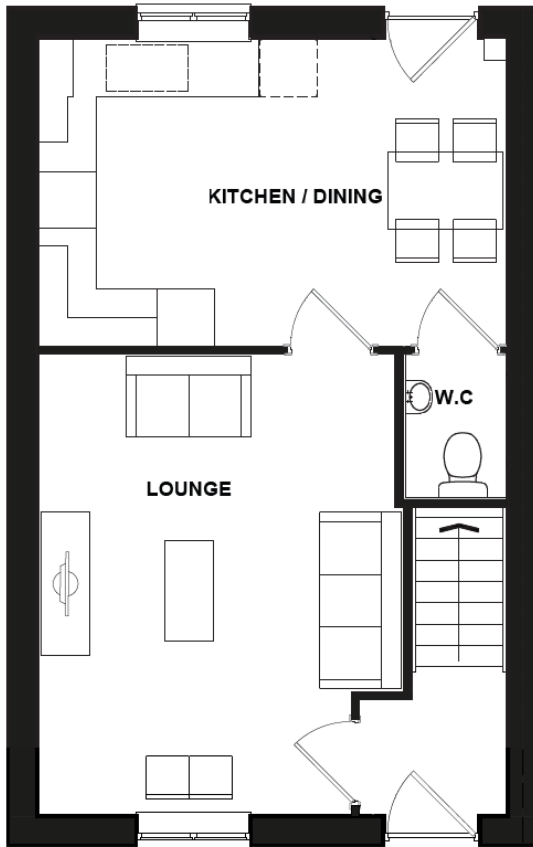
Abbreviations: AS - As shown on floor plan / OPP - opposite hand to floor plan. All images used are for illustration purposes.

Disclaimer: These and the dimensions given for this house type and individual properties may differ. Please check with your sales officer in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings. These dimension should not be used for carpet or flooring sizes, appliances spaces or items of furniture. All images, photographs are not intended to be relied upon to form part of, any contract unless specifically incorporated in writing into the contract.

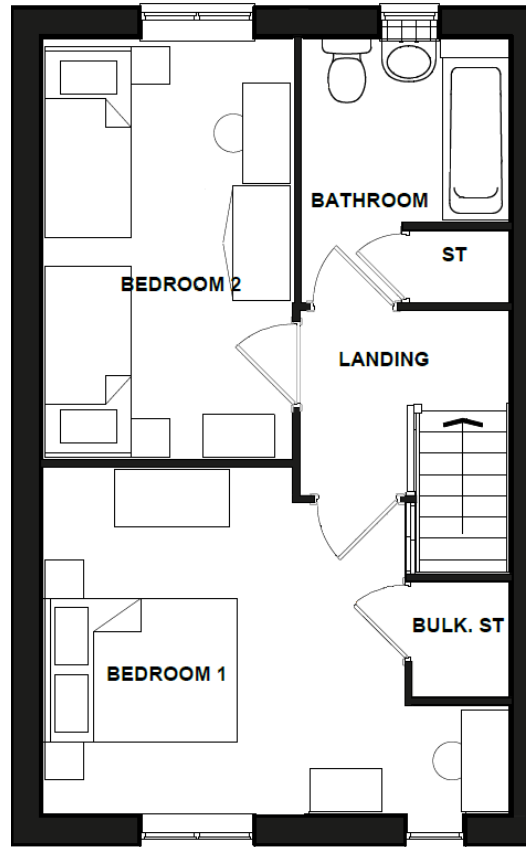
The Willow

2 Bedroom home

Semi and mid detached plots 191, 192, 195, 196 (OPP) 197, 198 (AS)



Ground floor



First floor

Ground floor

Lounge

4.77 x 3.80 m

Kitchen / Dining

4.86 x 3.21 m

WC

1.49 x 1.03 m

First floor

Bedroom 1

4.88 x 3.61 m

Bedroom 2

4.39 x 2.62 m

Bathroom

2.74 x 2.13 m

Total floor area 79m²

(Approximate dimensions)

*Window may be omitted on certain plots. Speak to sales officer for details.

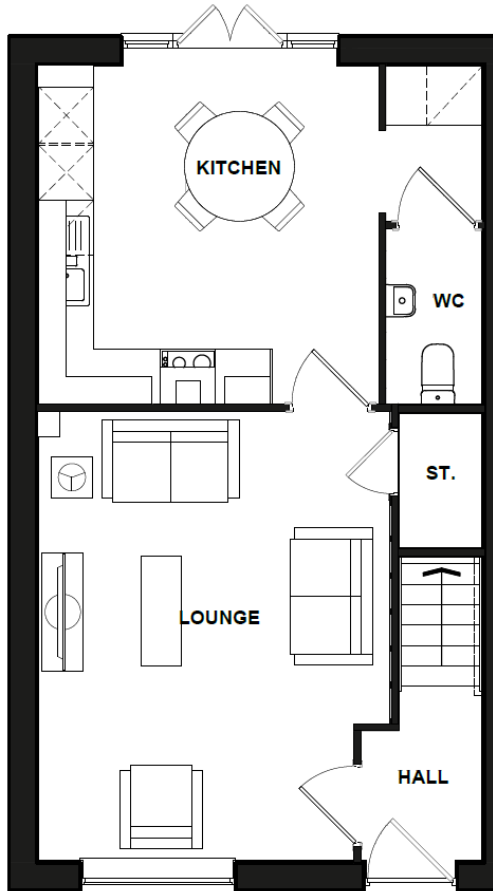
Abbreviations: AS - As shown on floor plan / OPP - opposite hand to floor plan. All images used are for illustration purposes.

Disclaimer: These and the dimensions given for this house type and individual properties may differ. Please check with your sales officer in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings. These dimensions should not be used for carpet or flooring sizes, appliances spaces or items of furniture. All images, photographs are not intended to be relied upon to form part of, any contract unless specifically incorporated in writing into the contract.

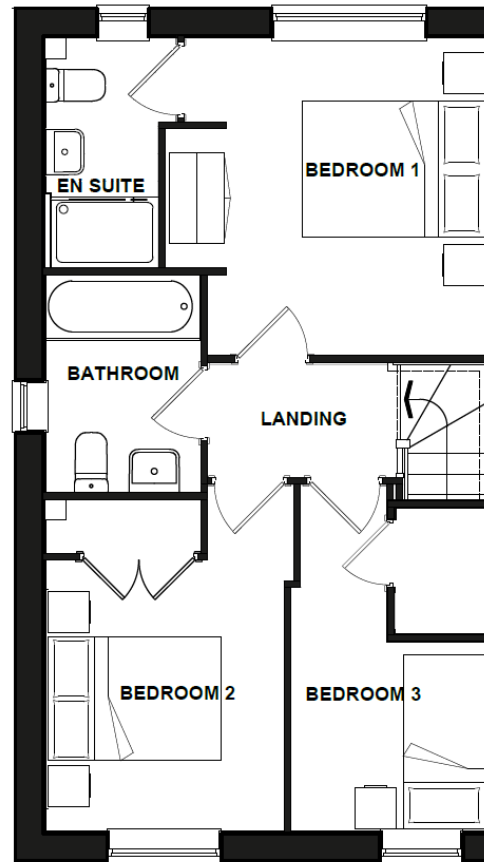
The Cottonwood

3 Bedroom home

Semi detached plots 154 (OPP) 157, 167 (AS)



Ground floor



First floor

Ground floor

Lounge

4.91 x 3.85 m

Kitchen / Dining

3.71 x 3.69 m

WC

1.91 x 1.05 m

First floor

Bedroom 1

3.47 x 3.31 m

Bedroom 3

3.79 x 2.15 m

En-Suite

2.53 x 1.26 m

Bathroom

2.38 x 1.72 m

Bedroom 2

3.63 x 2.71 m

*Window may be omitted on certain plots. Speak to sales officer for details.

Abbreviations: AS - As shown on floor plan / OPP - opposite hand to floor plan. All images used are for illustration purposes.

Disclaimer: These and the dimensions given for this house type and individual properties may differ. Please check with your sales officer in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings. These dimension should not be used for carpet or flooring sizes, appliances spaces or items of furniture. All images, photographs are not intended to be relied upon to form part of, any contract unless specifically incorporated in writing into the contract.

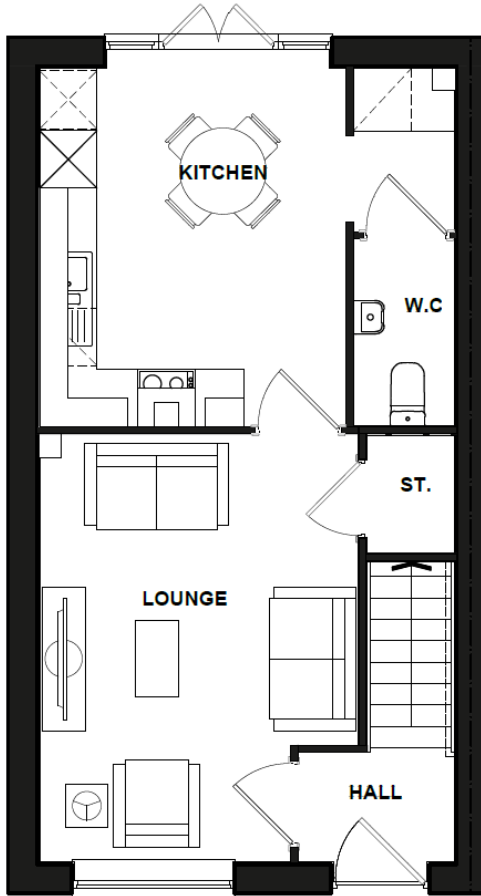
Total floor area 85m²

(Approximate dimensions)

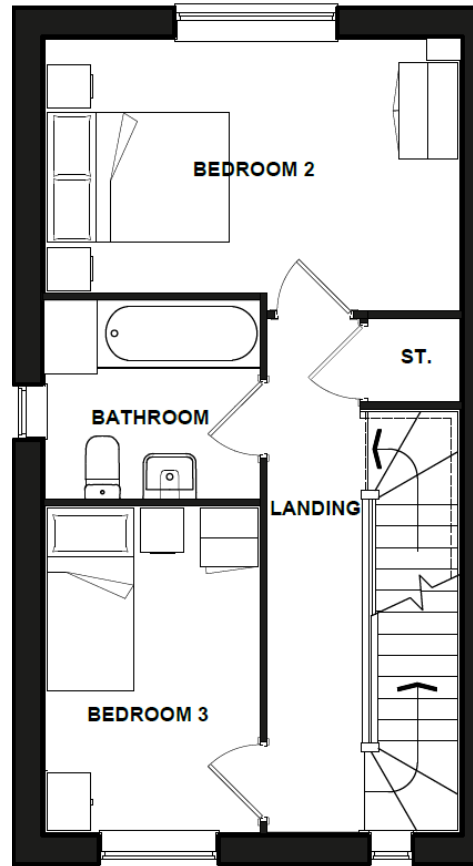
The Alder

3 Bedroom home

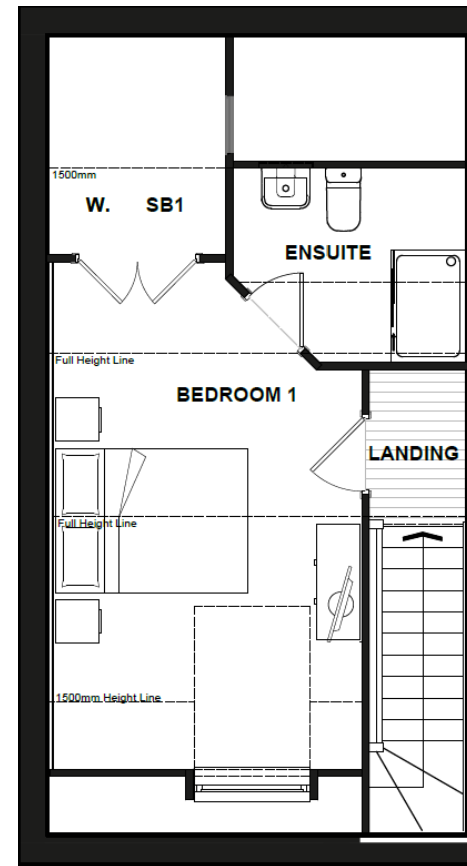
Semi detached plots 168 (OPP) 190 (AS)



Ground floor



First floor



Second floor

Ground floor

Lounge

4.46 x 3.31 m

Kitchen / Dining

3.73 x 3.19 m

WC

1.96 x 1.05 m

First floor

Bedroom 2

2.83 x 4.32 m

Bedroom 3

3.40 x 2.24 m

Bathroom

2.26 x 2.07

Second floor

Bedroom 1

5.30 x 3.21 m

En-Suite

2.44 x 2.02 m

Total floor area 97m²

(Approximate dimensions)

*Window may be omitted on certain plots. Speak to sales officer for details.

Abbreviations: AS - As shown on floor plan / OPP - opposite hand to floor plan. All images used are for illustration purposes.

Disclaimer: These and the dimensions given for this house type and individual properties may differ. Please check with your sales officer in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings. These dimensions should not be used for carpet or flooring sizes, appliances spaces or items of furniture. All images, photographs are not intended to be relied upon to form part of, any contract unless specifically incorporated in writing into the contract.

S106 local connection criteria

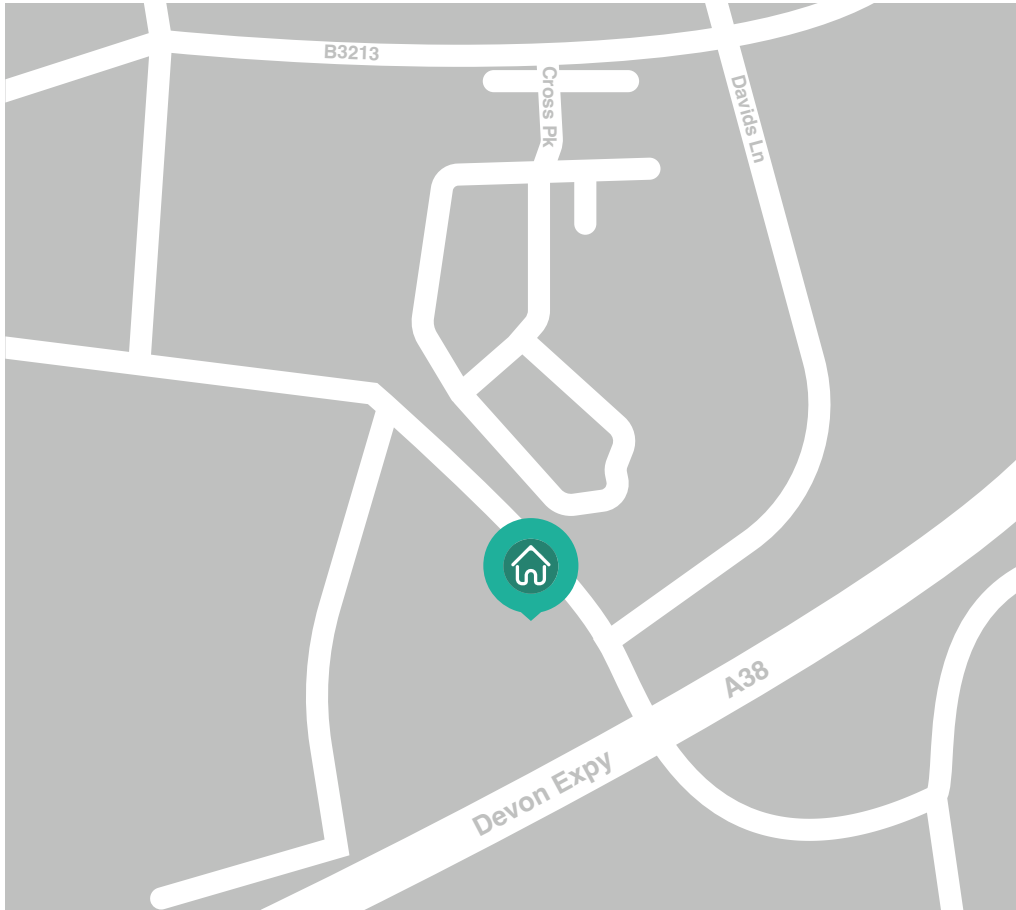
Our homes at Filham Chase have a Section 106 agreement, a condition set by planning for this development. One of the criteria in the S106 agreement is applicants purchasing a Shared Ownership home will need to have a local connection.

To confirm your local connection, **the applicant[s] will need to show evidence of one of the following:**

- a. Have lived in Devon for 3 out of the 5 years preceding the application, or
- b. Have immediately, prior to the application, lived in Devon for 6 out of 12 months preceding the application, or
- c. Have immediate family living in Devon for 5 years preceding the application. Immediate family are parents, siblings and non-dependent children, or
- d. Have permanent employment in Devon with a minimum contract of 16 hours per week which has continued for the 6 months preceding the application without a break in employment of more than 3 months. Such employment to include self-employment. This should not include employment of a casual nature.

Armed Forces personnel do not need to have any local connections. They will be required to meet one of the following criteria:

- Are currently serving in the regular forces or who were serving in the regular forces at any time in the 5 years preceding their application
- Bereaved spouses or civil partners of those serving in the regular forces where
 - (i) the bereaved spouse or civil partner has recently ceased, or will cease, to be entitled, to reside in Ministry of Defence accommodation following the death of their service spouse or civil partner, and
 - (ii) the death was wholly or partly attributable to their service
- Existing or former members of the reserve forces who are suffering from a serious injury, illness or disability which is wholly or partly attributable to their service.



How to find **Filham Chase**

Exeter Road,
Ivybridge,
PL21 0DW

SO Living. Plumer House,
Crownhill, PL6 5DH

Opening times

Monday - Thursday 9am - 5pm
Friday - 9am - 4:30pm

 [so-living.co.uk](https://www.so-living.co.uk)

 0800 0778 748

 so-living@pch.co.uk

 facebook.com/solvingplym

 twitter.co.uk/solvingplym

SO Living is part of Plymouth's largest affordable housing provider, Plymouth Community Homes.

For full terms and conditions, visit the SO Living website. Information correct at November 2023

