

Prices from  
**£80,500\***

**Hastoe**  
Group

Shared Ownership Existing Sale  
**4 Windgrove Close,**  
Upottery, Devon, EX14 9AS



**Two bedroom, semi-detached house for sale on a shared ownership basis at 35% minimum share (restricted to 80% maximum share).**

- Two parking spaces
- Fitted kitchen
- Central heating with underfloor heating downstairs
- Double glazing
- Over bath shower
- Private garden
- Downstairs WC

Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

\*This represents a 35% share of the full market value (£230,000), please see the affordability schedule for full details of costs available on our website. Please note all costs in this leaflet are intended as a guide and may differ from the actual cost at the time of sale.

**Full Market Price** £230,000

**Minimum Share** 35%

**Share Value** £80,500

**Monthly Rent** £368.56

**Service Charge PCM** £51.24  
Including buildings insurance

**Total Monthly Charge** £419.80

**Next Rent Increase Due** April 2024



**Kitchen: 3.05m x 2.95m**

**Living room: 4.60m x 2.95m**

**Bathroom: 2.15m x 1.90m**

**Bedroom 1: 3.85m x 3.45m**

**Bedroom 2: 4.25m x 2.65m**

**Garden: 8.3m x 6m**

This home is an ideal opportunity to get on to the property ladder with Hastoe. This property is being sold under the shared ownership scheme whereby you purchase a share in the property and pay a reduced rent on the remaining Hastoe equity.

### **Purchaser Requirements**

You must:

- Be a first time buyer or not currently named on a mortgage.
- Demonstrate you meet the minimum income requirements.
- Demonstrate a deposit sufficient to obtain a mortgage for the property.
- Have a local connection to the area.

**Contact Hastoe**

**[sales@hastoe.com](mailto:sales@hastoe.com)**

**Apply online at : [www.hastoesales.com](http://www.hastoesales.com)**

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