

£131,250 Shared Ownership

Weyburn Lane, Elstead, Godalming, Surrey GU8 6FF



- Guideline Minimum Deposit £13,125
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom, Shower Room and Cloakroom
- Rear Garden with Summer House
- Guide Min Income Dual £62.4k | Single £71.9k
- Approx. 1044 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces (one covered)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £525,000). A great chance to buy a spacious, shared-ownership house in Surrey. This smartly-presented property has a cloakroom just off the entrance hallway, an attractive kitchen/dining room at the front and a full-width reception room at the rear. Patio doors open onto a good-sized garden with timber summer-house. On the first floor is a principle bedroom with built-in wardrobe and naturally-lit, en-suite shower room plus two further double bedrooms and a sleek, modern bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating contribute towards a very good energy-efficiency rating. A car-port and driveway provide space for off-street parking and Godalming, Farnham, Aldershot and Guildford are within easy reach. The five nearest schools (four primaries and a secondary) are all Ofsted-rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/11/2019).

Minimum Share: 25% (£131,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £1081.48 per month (subject to annual review).

Service Charge: £35.29 per month (subject to annual review).

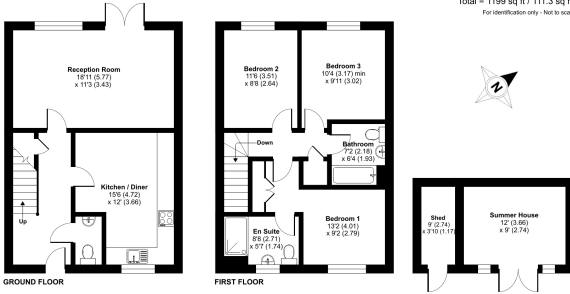
Guideline Minimum Income: Dual - £62,400 | Single - £71,900 (based on minimum share and 10% deposit).

Council Tax: Band E, Waverley Borough 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 = 1044 sq ft / 97 sq m
Outbuilding = 155 sq ft / 14.4 sq m
Total = 1199 sq ft / 111.3 sq m
For identification only - Not to scale



Plan plan produced in accordance with NICE Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Standard, © Urbanmoves 2024. Produced for Urban Moves. REF: 1007467

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen/ Dining Room
15' 6" max. x 12' 0" max. (4.72m x 3.66m)

Reception Room
18' 11" x 11' 3" (5.77m x 3.43m)

FIRST FLOOR

Landing

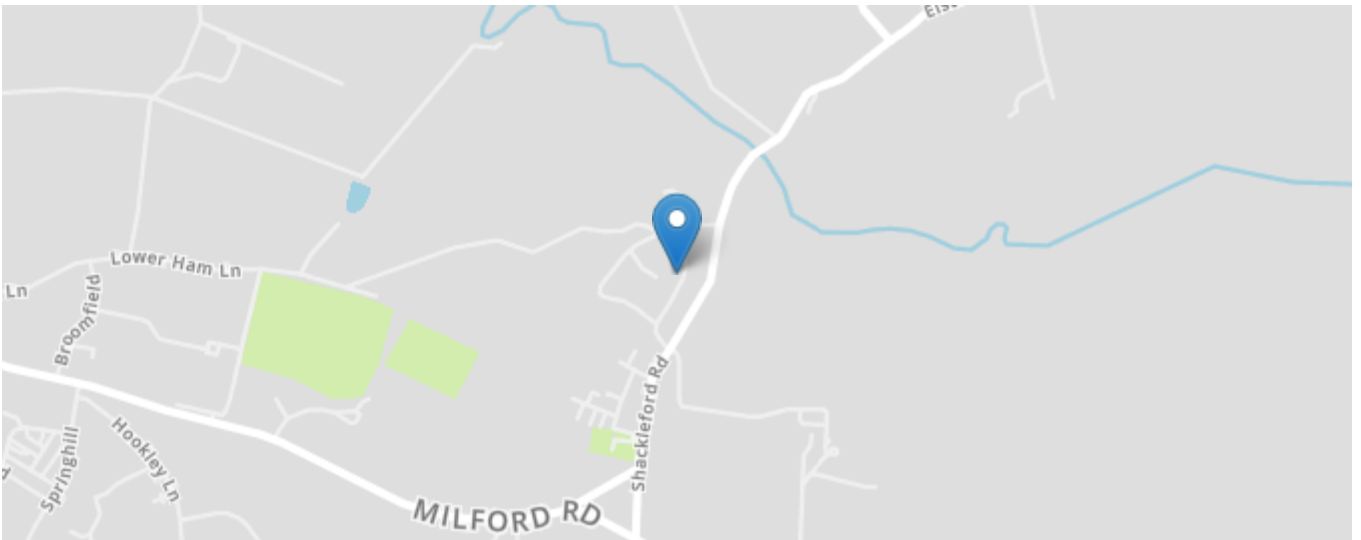
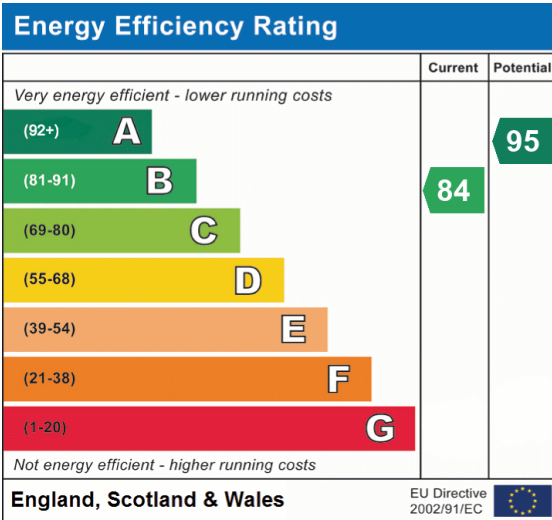
Bedroom 1
13' 2" x 9' 2" (4.01m x 2.79m)

En-Suite Shower Room
8' 8" x 5' 7" (2.64m x 1.70m)

Bedroom 2
11' 6" x 8' 8" (3.51m x 2.64m)

Bedroom 3
10' 4" min. x 9' 11" (3.15m x 3.02m)

Bathroom
7' 2" x 6' 4" (2.18m x 1.93m)



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.