

# 32, Wand Road, Wells



## 2 bedroom House - Semi-Detached, yours for £106,000

Stunning 2-bed home in Wells, Somerset available for shared ownership sale.

With 2 spacious bedrooms, private garden and allocated parking.

Available from £106,000 based on a 40% share, this home is not to be missed!

Speak to Harriet today for more info. Phone 01749 832187!



## Pricing

SHARE EXAMPLE

40% share £106,000

FULL PRICE

£265,000

MONTHLY RENT

£369.20PM

MONTHLY SERVICE CHARGE

£40.56 PM

## About the home

As you walk into the property, the stair case (which has useful under stairs storage) is on the left hand side with the kitchen on the right hand side. The kitchen has a range of wall and base units, a stainless steel sink and drainer, gas hob, electric oven, extraction fan and laminate flooring.

As you move up the hallway there is a downstairs WC with the living/dining area at the rear of the home with doors leading to a private garden. The living room benefits from carpet flooring, a TV aerial point and UPVC windows.

The upstairs has two good sized bedrooms as well as a family bathroom with a roomy bath/shower as well as white units. Both bedrooms have carpet flooring, making those frosty mornings a little easier on the toes!

The outside of the property has 1 allocated parking space as well as the garden having a useful storage shed.

## Other bits to note

Private rear garden laid with lawn and patio area, garden shed.

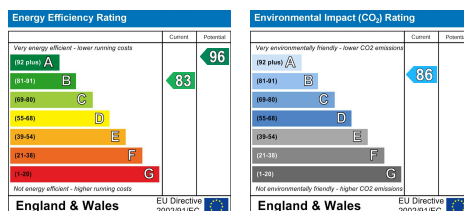
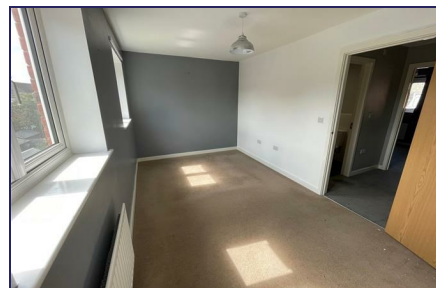
1 allocated parking space.

Council Tax Banding - TBC

Remaining Lease Term: 116 Years

Please note a local connection to Somerset is required when applying for this home.

\*\*While we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property. Room dimensions and property details have been supplied to us by the current vendor so are for indication purposes only. Accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Shared ownership homes are bought as leasehold properties, for more information speak to our team. Service charges and rent payable on the unsold equity of this property will be reviewed annually with any changes coming into effect on the 1st April each year. Your home may be at risk of repossession if you don't maintain your mortgage and rental payments.\*\*



For more details or to book a viewing please contact Harriet Dwipayana:

T: 01749 832 187 M: 07827 954 108 [f/SalesAster](#) [@/SalesAster](#)

E: harriet.dwipayana@aster.co.uk W: Aster.co.uk/sales

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