

£87,500 Shared Ownership

Atlas Drive, Sherford, Plymouth, Devon PL9 8LY



- Guideline Minimum Deposit £8,750
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs Cloakroom
- Front/Side and Rear Gardens
- Guide Min Income Dual £26.2k | Single £32.5k
- Approx. 824 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Garage plus Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £250,000). An attractive and smartly-presented house built just a couple of years ago. The semi-detached property has a cloakroom just off the entrance hallway and a reception room which leads through to a full-width kitchen-dining room featuring sleek units and integrated appliances. On the first floor there is a large main bedroom plus a second, good-sized, double bedroom and a naturally-lit bathroom. 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. The house has areas of garden to front, side and rear and comes with a garage (under the adjacent coach house) plus space for an additional car in front of the garage. Plymouth city centre can also be reached via local bus and the coast is within comfortable cycling distance. Sherford Vale Primary School & Nursery, which is just a few minutes walk away, is Ofsted-rated 'Good' and there are several other well-thought-of schools in the surrounding area.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 22/04/2022).

Minimum Share: 35% (£87,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £401.51 per month (subject to annual review).

Service Charge: £61.65 per month (subject to annual review).

Guideline Minimum Income: Dual - £26,200 | Single - £32,500 (based on minimum share and 10% deposit).

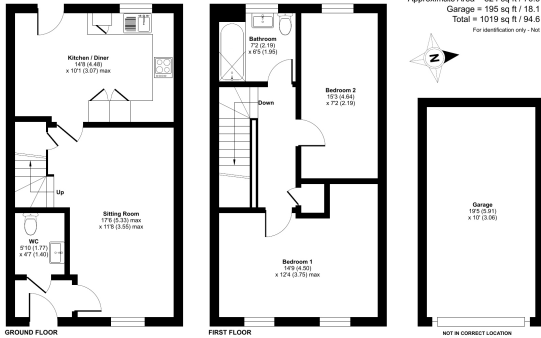
Council Tax: Band C, South Hams District Council. Priority is given to applicants living and/or working in this local authority.

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.

DIMENSIONS

Atlas Drive, Sherford, Plymouth, PL9

Approximate Area = 824 sq ft / 76.5 sq m
Garage = 166 sq ft / 15.4 sq m
Total = 1019 sq ft / 94.6 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Approximate measurements. Property Measurement Standards (PMS) Recommended. ©Urbanmoves 2024. Produced by Urban Moves. REF: 1229400

GROUND FLOOR

Entrance Hall

Cloakroom
5' 10" x 4' 7" (1.78m x 1.40m)

Sitting Room
17' 6" max. x 11' 8" max. (5.33m x 3.56m)

Kitchen / Dining Room
14' 8" x 10' 1" max. (4.47m x 3.07m)

FIRST FLOOR

Landing

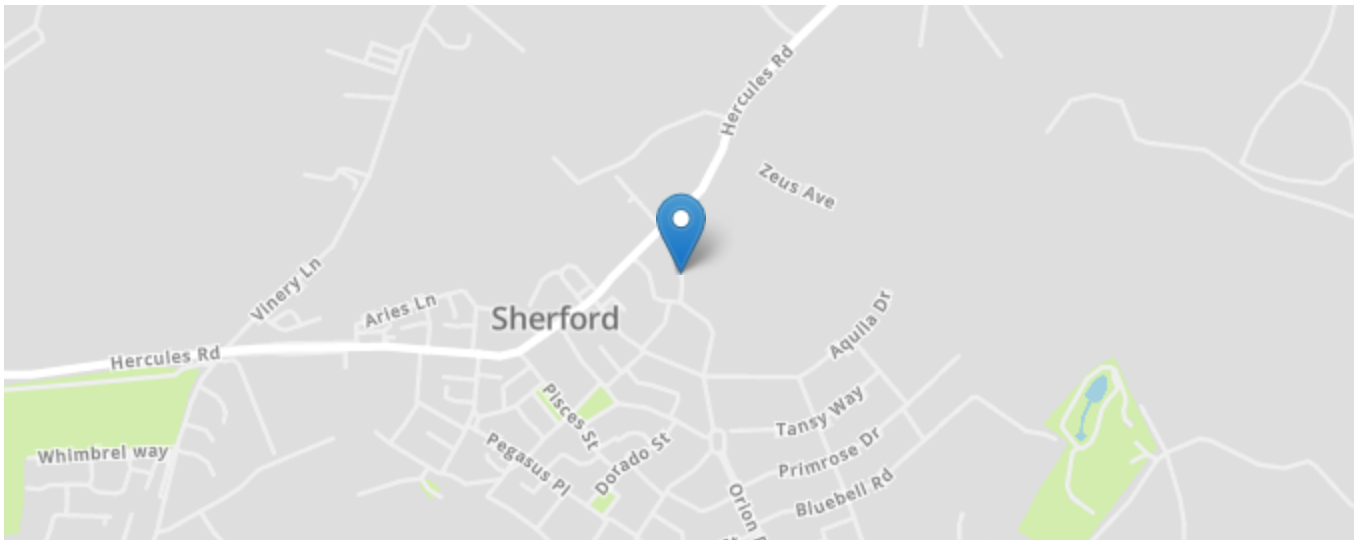
Bedroom 1
14' 9" x 12' 4" max. (4.50m x 3.76m)

Bedroom 2
15' 3" x 7' 2" (4.65m x 2.18m)

Bathroom
7' 2" x 6' 5" (2.18m x 1.96m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.