

## £122,500 Shared Ownership

Breakspear Way, North Leigh, Witney, Oxfordshire OX29 6AF



- Guideline Minimum Deposit £12,250
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £39.8k | Single £46.1k
- Approx. 786 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £350,000). An attractive, recently-built house which has a reception room with feature fireplace and a full-width kitchen/dining room with sleek, white units and integrated appliances. On the first floor are two generously-sized bedrooms. There is a spacious, naturally-lit bathroom plus a ground-floor cloakroom/WC. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. The property comes with a rear garden with patio and lawn plus two forecourt parking spaces. The garden can also be accessed via a side gate. The village of North Leigh is nestled in the Oxfordshire countryside, approximately three miles from Witney. Hanborough Railway Station, for services to London Paddington via Oxford and Reading, can be reached by bus or bike.

**Housing Association:** Clarion.

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

**Minimum Share:** 35% (£122,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £581.34 per month (subject to annual review).

**Service Charge:** £19.54 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £39,800 | Single - £46,100 (based on minimum share and 10% deposit).

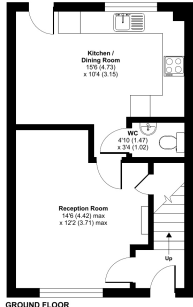
**Council Tax:** Band C, West Oxfordshire District Council. Priority is given to applicants living and/or working in this local authority.

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.

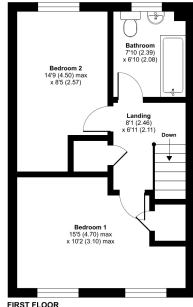


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Approximate Area = 786 sq ft / 73 sq m  
(For information only - Not to scale)

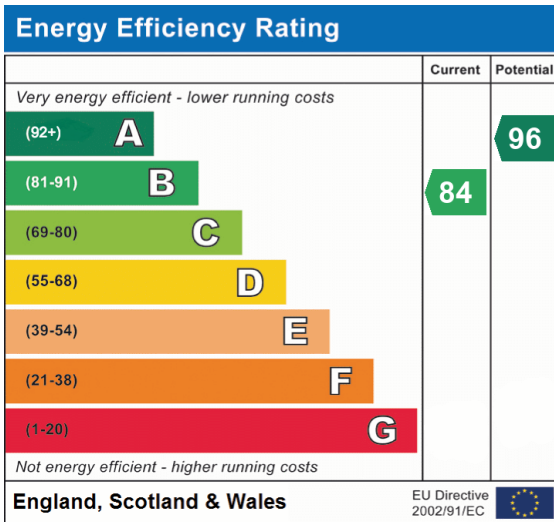


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS) Recommendation. ©Urbanmoves 2020.  
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## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Reception Room

14' 6" max. 12' 2" max. (4.42m x 3.71m)

#### W.C.

4' 10" x 3' 4" (1.47m x 1.02m)

#### Kitchen / Dining Room

15' 6" x 10' 4" (4.72m x 3.15m)

### FIRST FLOOR

#### Landing

8' 1" max. x 6' 11" max. (2.46m x 2.11m)

#### Bedroom 1

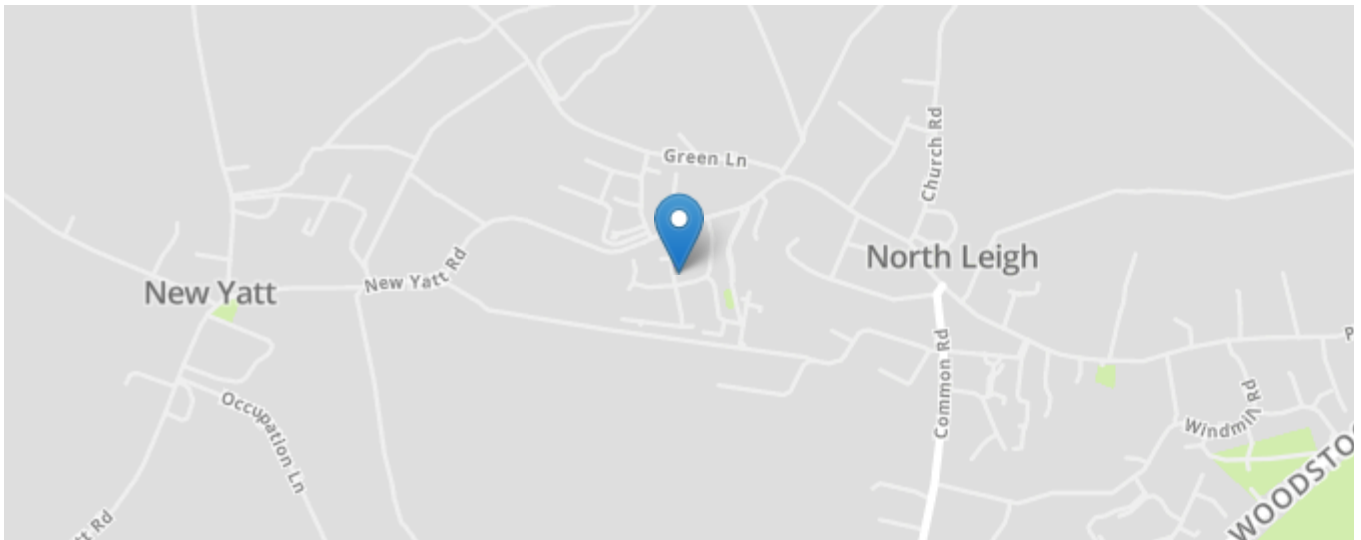
15' 5" max. x 10' 2" max. (4.70m x 3.10m)

#### Bedroom 2

14' 9" max. x 8' 5" max. (4.50m x 2.57m)

#### Bathroom

7' 10" x 6' 10" (2.39m x 2.08m)



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.