

## £96,250 Shared Ownership

Aquila Drive, Sherford, Plymouth, Devon PL9 8GW



- Guideline Minimum Deposit £9,625
- Approx. 1362 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Garage plus Parking Space
- Three Storey, Four Bedroom, End of Terrace House
- Bathroom, Shower Room and Cloakroom
- Front and Rear Gardens
- Guide Min Income - Dual £39.1k Single £45.4k

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £385,000). A rare chance to buy four-bedroom, shared-ownership family home. This recently-constructed property is built in the style of an elegant Georgian town house and provides more than thirteen hundred square foot of accommodation arranged over three storeys. There is a cloakroom just off the entrance hallway, an attractive kitchen/dining room and a reception room with patio doors that open onto the rear garden. On the first floor is a main bedroom with Juliette balcony and en-suite shower room plus the smallest of the bedrooms (which is still a comfortable double). Further upstairs are an additional two generously-sized bedrooms and a stylish, naturally-lit bathroom. 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 house comes with a garage plus an allocated space in front of the garage. Plymouth city centre can also be reached via local bus. 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 (125 years from 01/12/2021).

**Minimum Share:** 25% (£96,250). The housing association will expect that you will purchase the largest share affordable.

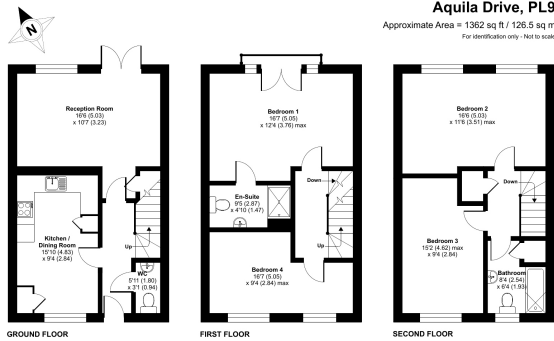
**Shared Ownership Rent:** £711.23 per month (subject to annual review).

**Service Charge:** £24.55 per month (subject to annual review).

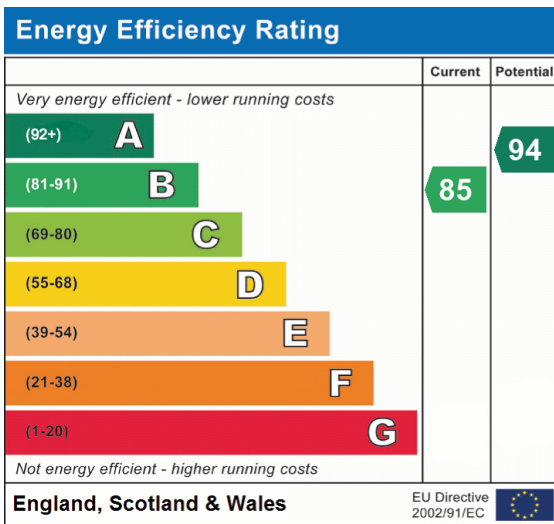
**Guideline Minimum Income:** Dual - £39,100 | Single - £45,400 (based on minimum share and 10% deposit).

**Council Tax:** Band E, 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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (December 2018). Produced for Urban Moves. REF: 1205075



## DIMENSIONS

### GROUND FLOOR

#### Cloakroom

5' 11" x 3' 1" (1.80m x 0.94m)

#### Kitchen / Dining Room

15' 10" x 9' 4" (4.83m x 2.84m)

#### Reception Room

16' 6" x 10' 7" (5.03m x 3.23m)

### FIRST FLOOR

#### Bedroom 1

16' 7" x 12' 4" max. (5.05m x 3.76m)

#### En-Suite Shower Room

9' 5" max. x 4' 10" max. (2.87m x 1.47m)

#### Bedroom 4

16' 7" max. x 9' 4" max. (5.05m x 2.84m)

### SECOND FLOOR

#### Bedroom 2

16' 6" max. x 11' 6" max. (5.03m x 3.51m)

#### Bedroom 3

15' 2" max. x 9' 4" max. (4.62m x 2.84m)

#### Bathroom

8' 4" max. x 6' 4" max. (2.54m 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.