

£114,000 Shared Ownership

Ambleside Place, Estover, Plymouth, Devon PL6 8EN



- Guideline Minimum Deposit £11,400
- Two Storey, Three Bedroom, End of Terrace House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £30.2k | Single £35.7k
- Approx. 904 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £285,000). A great chance to buy a shared-ownership family home. This smartly-presented property forms one end of a short terrace and has a good-sized kitchen, a ground-floor cloakroom/WC and a spacious reception room with wood-panelling. Upstairs, on the first floor, is a main bedroom with built-in wardrobe plus two further bedrooms and a sleek, white-tiled bathroom. The rear-facing bedrooms provide a picturesque view over the adjacent field and the Plym Valley to the hills beyond. The house features well insulated walls, roof and floor, high performance glazing and gas central heating resulting in a very good energy-efficiency rating. There is a rear garden and a three-car driveway. The city centre can also be easily reached via bus, which stops outside the nearby supermarket. Tor Bridge Primary School, which is just minutes away, is Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2018). Freehold transferred on 100% ownership.

Minimum Share: 40% (£114,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £346.74 per month (subject to annual review).

Service Charge: £44.48 per month (subject to annual review).

Ground Rent: £200.00 for the year.

Guideline Minimum Income: Dual - £30,200 | Single - £35,700 (based on minimum share and 10% deposit).

Council Tax: Band C, Plymouth City 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

GROUND FLOOR

Entrance Hall

Kitchen

11' 2" x 8' 5" (3.40m x 2.57m)

W.C.

6' 1" x 4' 6" (1.85m x 1.37m)

Reception / Dining Room

15' 3" x 12' 10" (4.65m x 3.91m)

FIRST FLOOR

Landing

Bedroom 1

13' 6" max. x 12' 9" max. (4.11m x 3.89m)

Bathroom

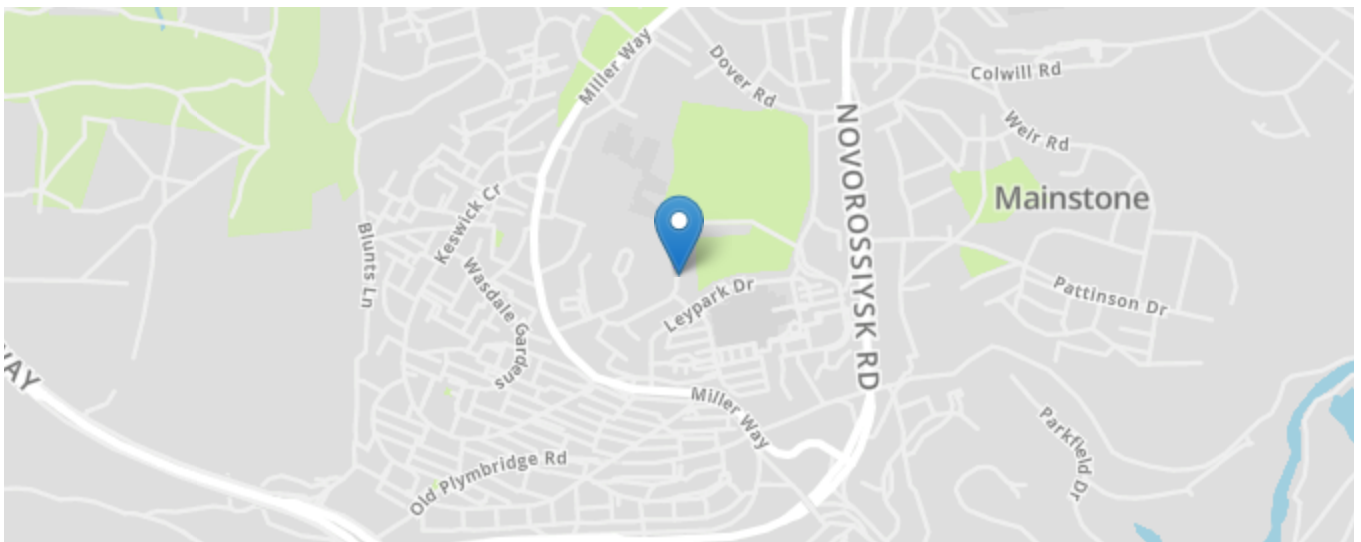
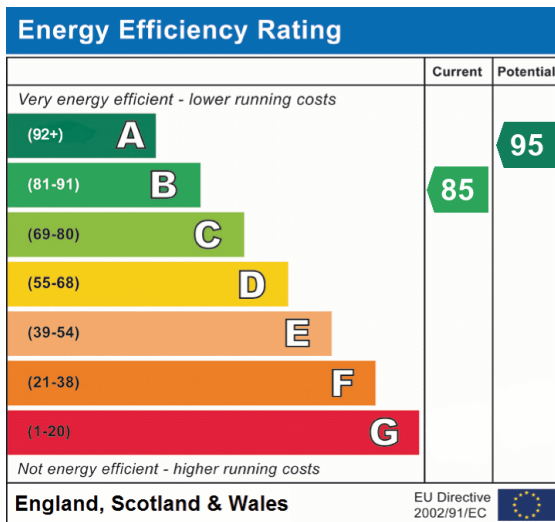
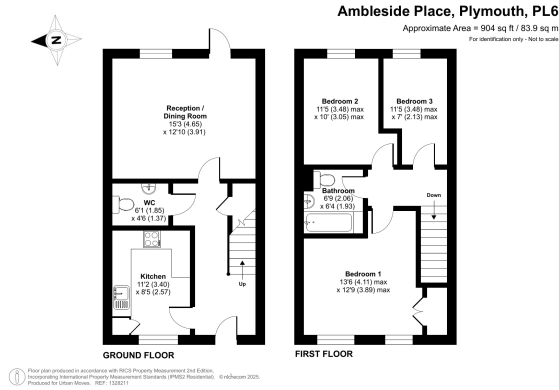
6' 9" max. x 6' 4" max. (2.06m x 1.93m)

Bedroom 2

11' 5" x 10' 0" max. (3.48m x 3.05m)

Bedroom 3

11' 5" x 7' 0" max. (3.48m x 2.13m)



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.