

£154,000 Shared Ownership

Mary Shunn Way, Wantage, Oxfordshire OX12 8GN



- Guideline Minimum Deposit £15,400
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom, Shower Room and Downstairs W.C.
- Side Garden
- Guide Min Income Dual £49.6k | Single £56.8k
- Approx. 1088 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £385,000). A great chance to buy a three-bedroom, shared-ownership family home. This recently-constructed property is semi-detached but has the look of a traditional, detached and double-fronted house. The central entrance hall provides access to a spacious reception room, a ground-floor cloakroom/WC and to an attractive kitchen/dining room with dedicated utility area. Upstairs is a main bedroom with dressing area and en-suite shower room plus two further, good-sized, double bedrooms and a stylish, naturally lit bathroom. Two of the bedrooms are dual-aspect, as are the two principle ground-floor rooms. 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 property comes with a side garden and two allocated parking spaces. There are also shared visitor spaces nearby and Wantage's picturesque town centre is within comfortable walking distance. Ofsted list five schools within an approximately one-mile radius, all rated either 'Good' or 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 15/12/2020).

Minimum Share: 40% (£154,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £627.01 per month (subject to annual review).

Service Charge: £36.23 per month (subject to annual review).

Guideline Minimum Income: Dual - £49,600 | Single - £56,800 (based on minimum share and 10% deposit).

Council Tax: Band C, Vale of White Horse 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

GROUND FLOOR

Entrance Hall

Reception Room

18' 0" x 10' 11" (5.49m x 3.32m)

W.C.

Kitchen / Dining Room

18' 1" x 10' 3" (5.51m x 3.13m)

Utility Room

6' 5" x 5' 4" (1.95m x 1.62m)

Garden

approximately 32' 5" x 19' 9" (9.87m x 6.03m)

FIRST FLOOR

Landing

Bedroom 1

11' 1" max. x 10' 11" max. (3.37m x 3.32m)

Dressing Area

6' 11" x 5' 3" (2.11m x 1.61m)

En-Suite Shower Room

6' 11" x 5' 3" (2.11m x 1.61m)

Bedroom 2

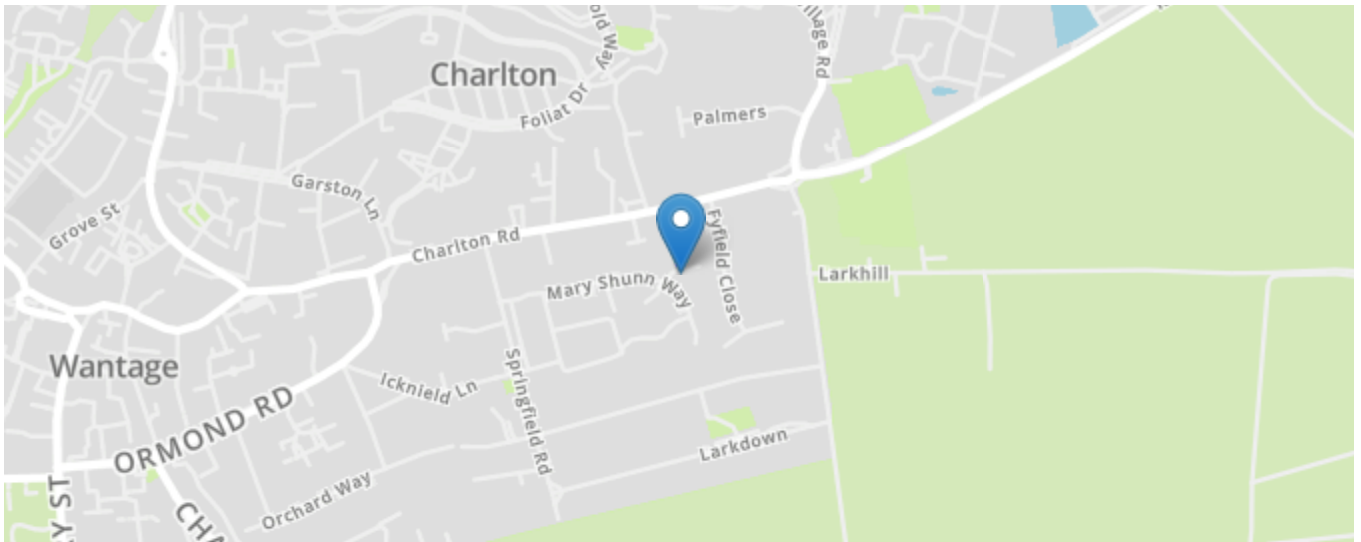
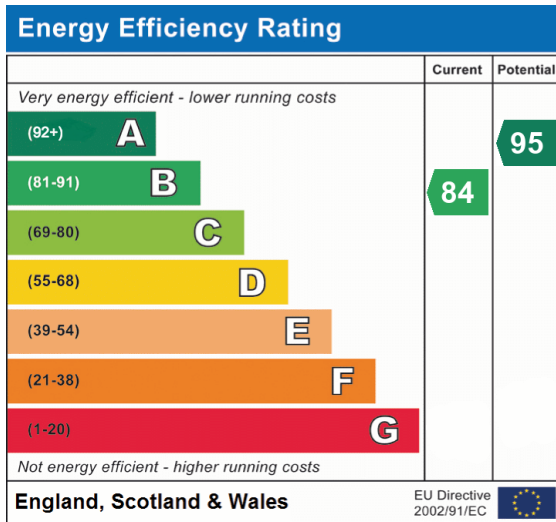
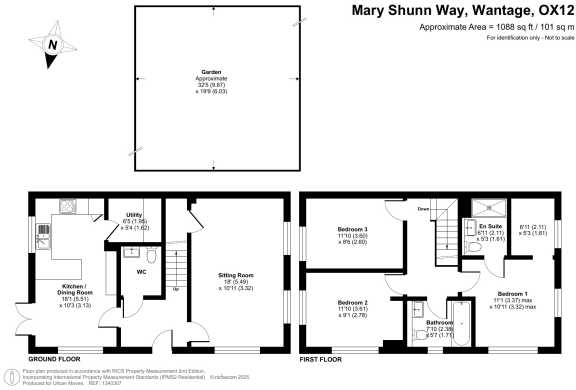
11' 10" x 9' 1" (3.61m x 2.78m)

Bedroom 3

11' 10" x 8' 6" (3.60m x 2.60m)

Bathroom

7' 10" x 5' 7" (2.38m x 1.71m)



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.