

## £110,250 Shared Ownership

Beaufort Place, Sherford, Plymouth PL9 8YL



- Guideline Minimum Deposit £11,025
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £35.1k | Single £41.3k
- Approx. 1046 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £315,000). A great chance to buy a spacious, shared-ownership family home. This recently-constructed, semi-detached property has a good-sized reception room at the front, a naturally-lit cloakroom/WC and an under-stairs storage cupboard in the middle and an attractive kitchen/dining room at the rear. Doors open onto a garden with patio, lawn and timber shed. On the first floor of the house is a full-width main bedroom with built-in wardrobe plus two further double bedrooms and a stylish bathroom. Demanding insulation standards and high performance glazing make for a very good energy-efficiency rating and heating is supplied by an air source heat pump. The property comes with two forecourt parking spaces and is located approximately five miles east of Plymouth city centre. Nearby Sherford Vale School & Nursery is Ofsted-rated 'Good' and there are several other well-thought-of primaries in the surrounding area.

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 28/06/2024). Freehold transferred on 100% ownership.

**Minimum Share:** 35% (£110,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £491.92 per month (subject to annual review).

**Service Charge:** £61.58 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £35,100 | Single - £41,300 (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

### GROUND FLOOR

#### Entrance Hall

#### Sitting Room

13' 11" max. x 12' 4" max. (4.24m x 3.75m)

#### Inner Hall

#### W.C.

6' 1" x 5' 0" (1.86m x 1.53m)

#### Kitchen / Dining Room

17' 3" x 12' 2" (5.25m x 3.70m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

15' 0" x 11' 7" max. (4.58m x 3.53m)

#### Bathroom

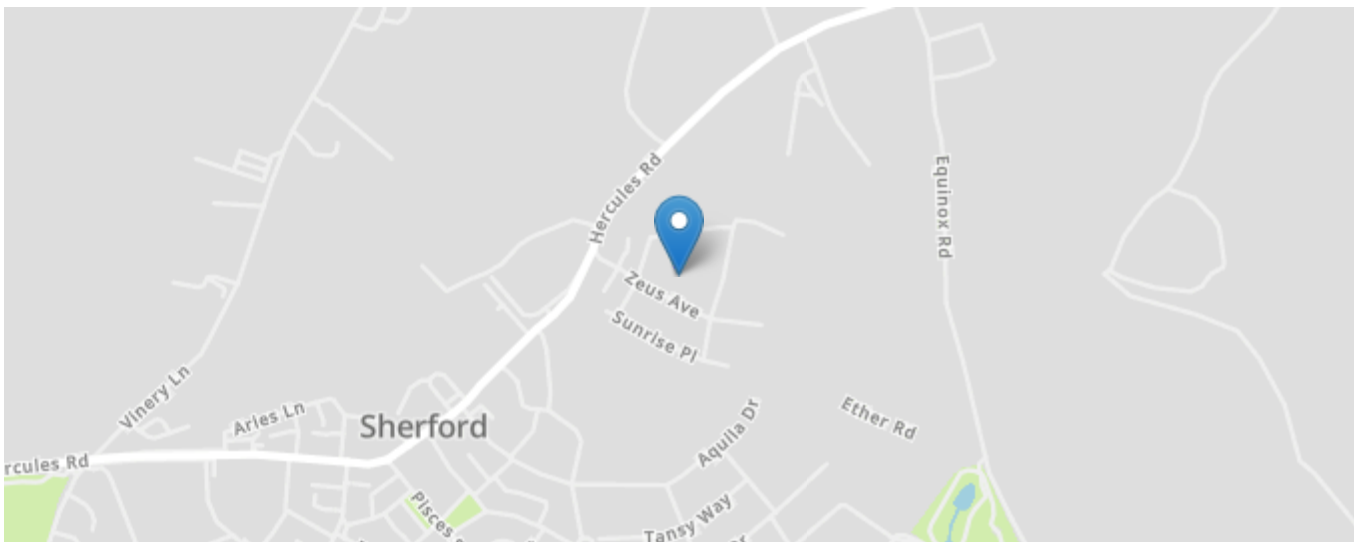
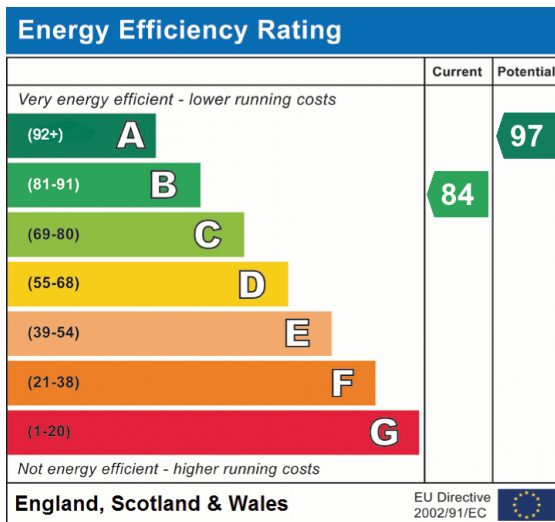
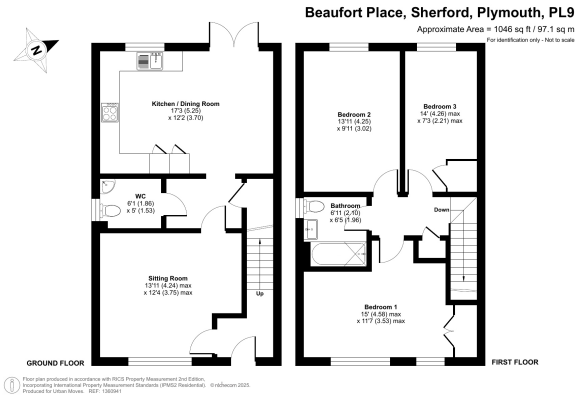
6' 11" max. x 6' 5" max. (2.10m x 1.96m)

#### Bedroom 2

13' 11" x 9' 11" (4.25m x 3.02m)

#### Bedroom 3

14' 0" x 7' 3" (4.26m x 2.21m)



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.