

£109,500 Shared Ownership

Masons Grove, North Leigh, Witney, Oxfordshire OX29 6AD



- Guideline Minimum Deposit £10,950
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £36.4k | Single £42.7k
- Approx. 794 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Car Driveway (with EV charging point)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £365,000). This smartly-presented house is part of a recent development in the village of North Leigh which is nestled in the Oxfordshire countryside, approximately three miles from Witney. The end-of-terrace property has the reception room at the front, a central cloakroom/WC and a full-width kitchen/dining room with sleek, white units and integrated appliances. A door leads out to the rear garden, which can also be accessed via a side gate. On the first floor of the house is are two good-sized double bedrooms and a spacious, naturally-lit bathroom. 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 parking for two cars plus Hanborough Station, for rail services to London Paddington (stopping at Oxford and Reading), can be reached by bus or bike.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/11/2019). Freehold transferred on 100% ownership.

Minimum Share: 30% (£109,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £571.33 per month (subject to annual review).

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

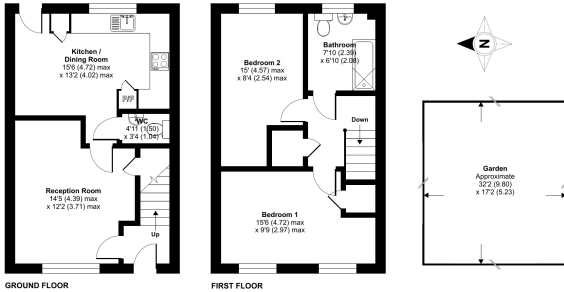
Guideline Minimum Income: Dual - £36,400 | Single - £42,700 (based on minimum share and 10% deposit).

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

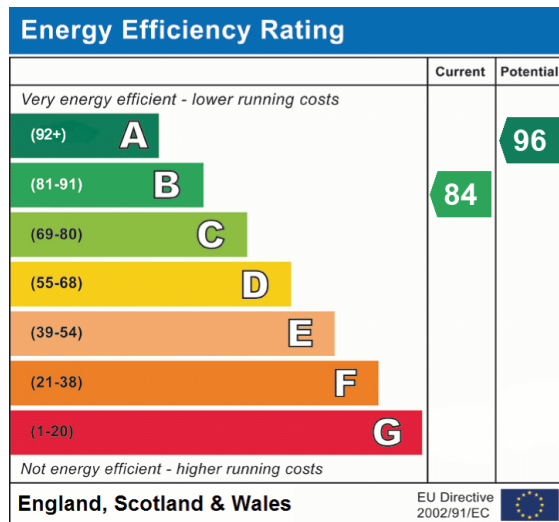
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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.

Masons Grove, North Leigh, Witney, OX29

Approximate Area = 794 sq ft / 73.8 sq m
For identification only - not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS Residential). Groundroom 2016.
Produced for Urban Moves. REF: 1407496



DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room

14' 5" max. x 12' 2" max. (4.39m x 3.71m)

W.C.

4' 11" x 3' 4" (1.50m x 1.02m)

Kitchen / Dining Room

15' 6" max. x 13' 2" max. (4.72m x 4.02m)

Garden

approximately 32' 2" x 17' 2" (9.80m x 5.23m)

FIRST FLOOR

Landing

Bedroom 1

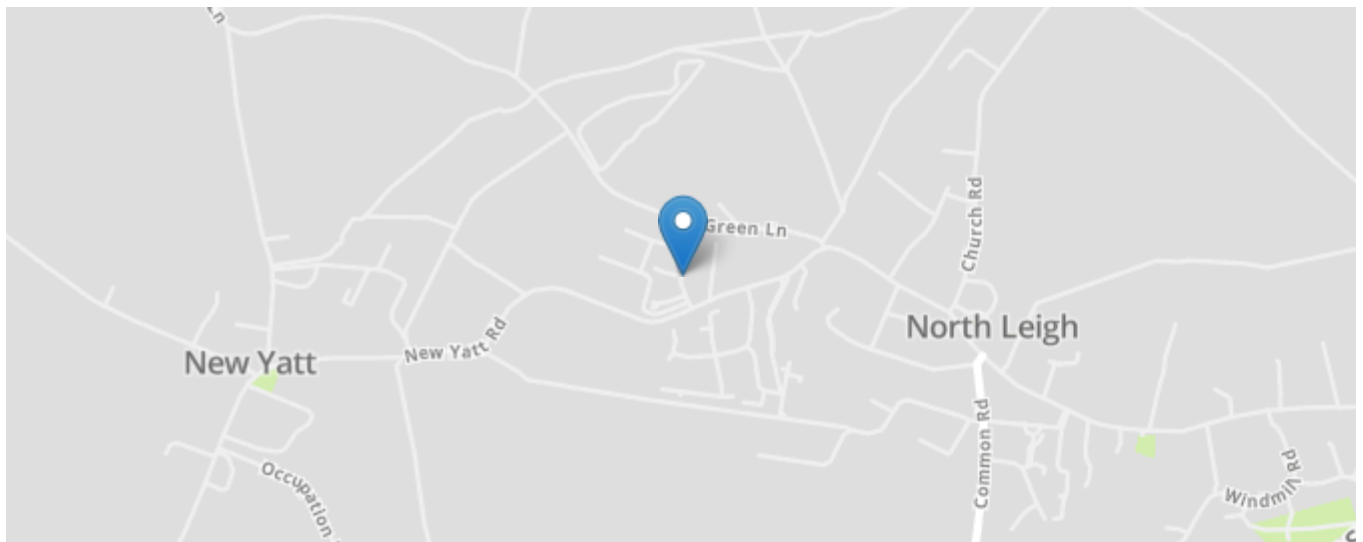
15' 6" max. x 9' 9" max. (4.72m x 2.97m)

Bedroom 2

15' 0" max. x 8' 4" max. (4.57m x 2.54m)

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.