

## £198,000 Shared Ownership

Tomalin Drive, Ebbsfleet Valley, Swanscombe, Kent DA10 1FL



- Guideline Minimum Deposit £19,800
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Split-Level Rear Garden
- 'Outstanding' Local Primary School
- Guide Min Income - Dual £59.5k Single £68.5k
- Approx. 920 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Driveway Parking
- Railway Stations Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £440,000). A great chance to buy a recently-constructed, shared-ownership family home. This smartly-presented, semi-detached property which has a spacious kitchen featuring sleek units and integrated appliances. There is a central cloakroom/WC and a rear reception room with double doors. The split-level garden, which can also be accessed via a side gate, features a large patio plus a raised, decked area to form a sun-trap. On the first floor of the house is a full-width main bedroom plus two further bedrooms and a stylish, 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 nearby primary school is Ofsted-rated 'Outstanding' and the Swanscombe, Ebbsfleet and Greenhithe railway stations can be easily reached via brief bus or bike ride. The house comes with a two-car driveway and is held on a very long lease with the freehold transferable on final staircasing.

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 01/04/2021). Freehold transferred on 100% ownership.

**Minimum Share:** 45% (£198,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £640.34 per month (subject to annual review).

**Service Charge:** £72.05 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £59,500 | Single - £68,500 (based on minimum share and 10% deposit).

**Council Tax:** Band E, Dartford Borough 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.



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## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**  
15' 8" max. x 6' 6" max. (4.78m x 1.98m)

**Kitchen**  
10' 5" x 8' 9" (3.18m x 2.67m)

**W.C.**  
6' 9" x 4' 10" (2.06m x 1.47m)

**Reception Room**  
15' 6" max. x 13' 6" max. (4.72m x 4.11m)

**Garden**  
approximately 37' 1" x 26' 10" (11.31m x 8.18m)

### FIRST FLOOR

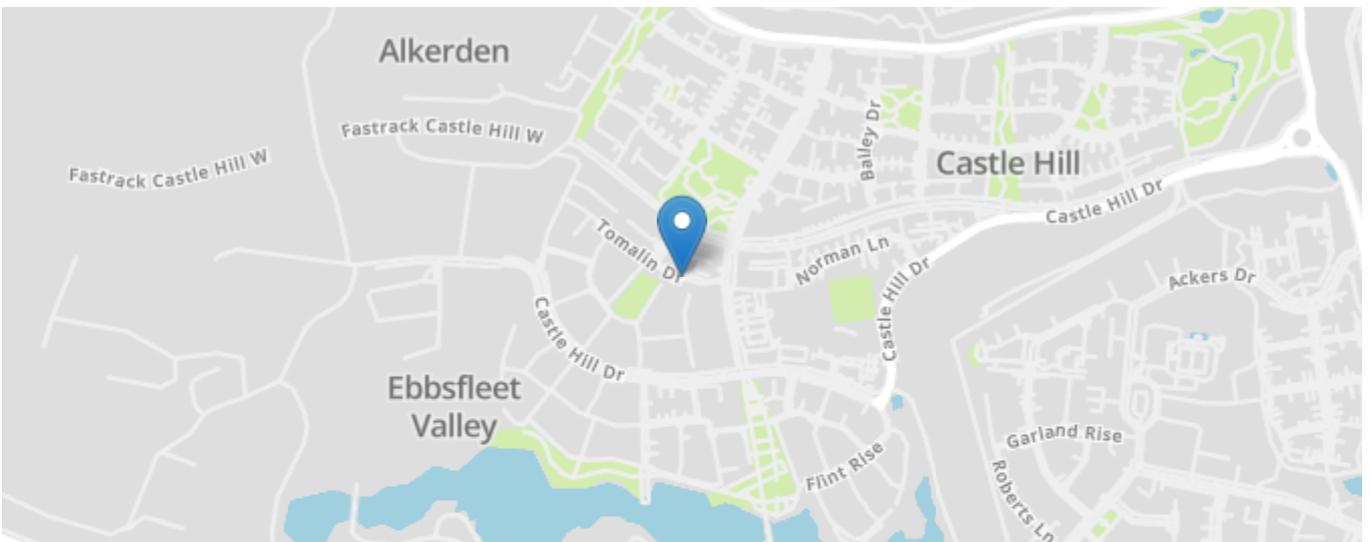
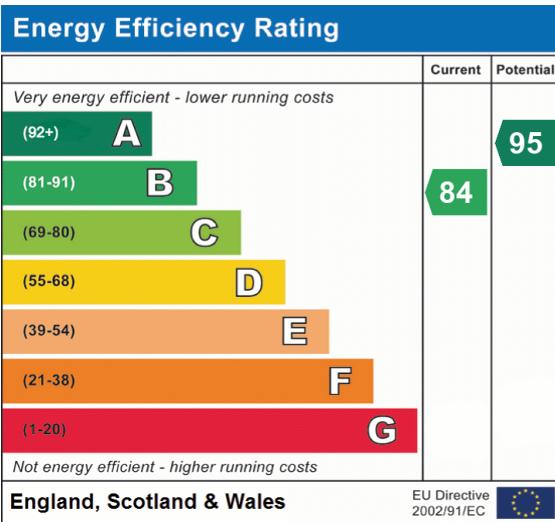
#### Landing

**Bedroom 1**  
15' 7" max. x 9' 6" (4.75m x 2.90m)

**Bathroom**  
7' 2" max. x 6' 8" max. (2.18m x 2.03m)

**Bedroom 2**  
12' 1" x 7' 3" (3.68m x 2.21m)

**Bedroom 3**  
12' 1" max. x 7' 9" (3.68m x 2.36m)



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.