

## £132,000 Shared Ownership

Sedge Smith Way, Wantage, Oxfordshire OX12 8GL



- Guideline Minimum Deposit £13,200
- Two Storey, Mid Terrace House
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Guide Min Income Dual £46.8k | Single £43k
- Approx. 766 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- South/South-East Facing Rear Garden
- Town Centre Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £330,000). A smartly-presented, mid-terrace house which forms part of a recently-built development on the east side of Wantage. The property has a cloakroom/WC just off the entrance hall and a spacious reception room. At the rear is a kitchen/dining room with a door that leads out to a south/south-east-facing garden with patio and raised beds. On the first floor of the house are two good-sized double bedrooms. The slightly smaller of the two is currently used as the 'main' bedroom and features attractive wood-panelling and wall-mounted bedside lights. Both bedrooms include built-in storage and there is a simple yet stylish 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 the use of two parking spaces and is also within easy walking distance, or a very brief cycle ride of the town centre. Ofsted list five schools (four primaries and a secondary) within a one-mile radius, all rated either 'Good' or 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/12/2020). Freehold transferred on 100% ownership.

**Minimum Share:** 40% (£132,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £463.06 per month (subject to annual review).

**Service Charge:** £43.08 per month (subject to annual review).

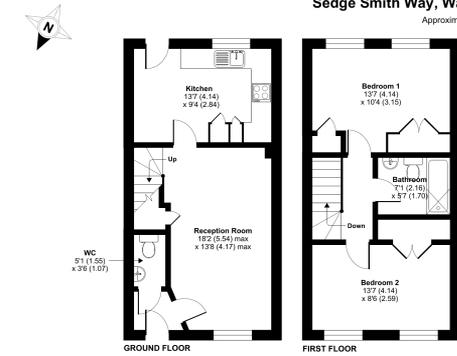
**Guideline Minimum Income:** Dual - £36,800 | Single - £43,000 (based on minimum share and 10% deposit).

**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.

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Approximate Area = 766 sq ft / 71.2 sq m  
For identification only - Not to scale



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

**W.C.**  
5' 1" x 3' 6" (1.55m x 1.07m)

**Reception Room**  
18' 2" max. x 13' 8" max. (5.54m x 4.17m)

**Kitchen**  
13' 7" x 9' 4" (4.14m x 2.84m)

### FIRST FLOOR

**Bedroom 1**  
13' 7" x 10' 4" (4.14m x 3.15m)

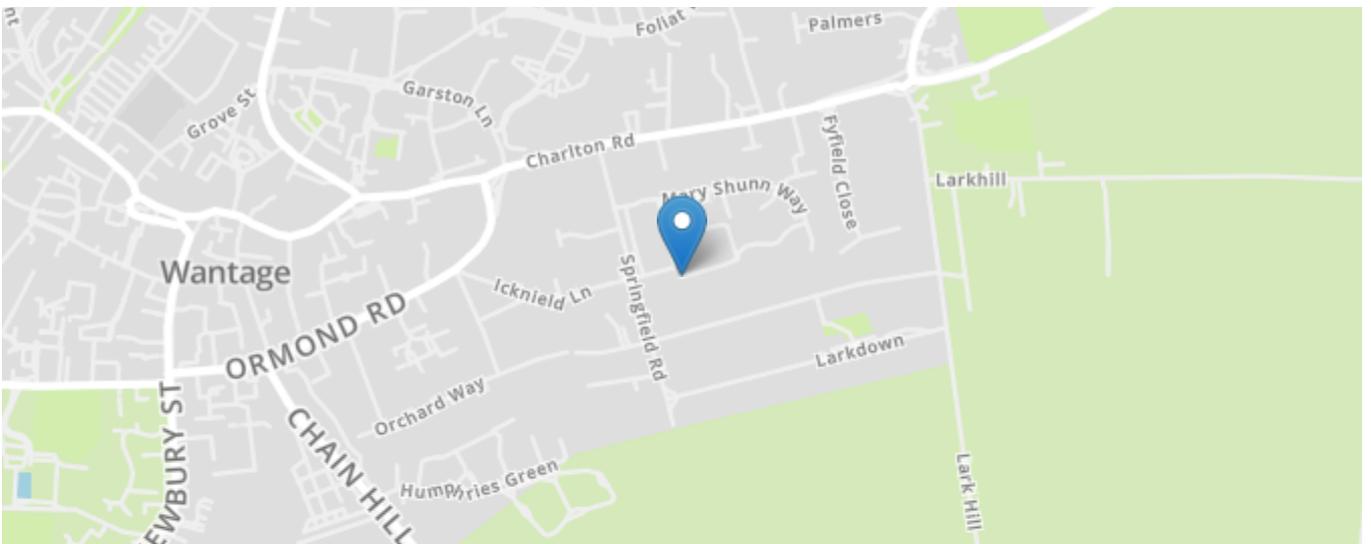
**Bathroom**  
7' 1" x 5' 7" (2.16m x 1.70m)

**Bedroom 2**  
13' 7" x 8' 6" (4.14m x 2.59m)

Plan also produced in accordance with RICS Property Measurement 2nd Edition, (International Residential Property Measurement Standards (IPMS) Residential). © Urban Moves 2022. Produced by Urban Moves. 087-102141

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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.