

£91,500 Shared Ownership

Sparrow Park, Sherford, Plymouth PL9 8XF



- Guideline Minimum Deposit £9,150
- Two Storey, Semi Detached House
- Reception plus Kitchen/Dining Room
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £32.2k | Single £38.4k
- Approx. 1008 Sqft Gross Internal Area
- Three Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £305,000). 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 plus an under-stairs storage cupboard in the middle and an attractive kitchen/dining room at the rear. Patio doors open onto a south/south-east-facing garden. 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, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. The property comes with two off-street parking spaces, easily accessible via the garden gate, 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 schools in the surrounding area. The property is held on a very long lease with the freehold transferrable on 100% ownership.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 08/02/2023). Freehold transferred on 100% ownership.

Minimum Share: 30% (£91,500). The housing association will expect that you will purchase the largest share affordable.

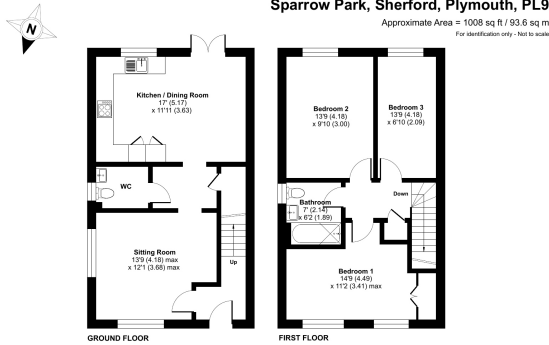
Shared Ownership Rent: £580.01 per month (subject to annual review).

Service Charge: £34.29 per month (subject to annual review).

Guideline Minimum Income: Dual - £32,200 | Single - £38,400 (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.



Plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves 2021. Produced by Urban Moves REF: 1448833

DIMENSIONS

GROUND FLOOR

Entrance Hall

Sitting Room

13' 9" max. x 12' 1" max. (4.18m x 3.68m)

Inner Hall

W.C.

Kitchen / Dining Room

17' 0" x 11' 11" (5.17m x 3.63m)

FIRST FLOOR

Landing

Bedroom 1

14' 9" x 11' 2" max. (4.49m x 3.41m)

Bathroom

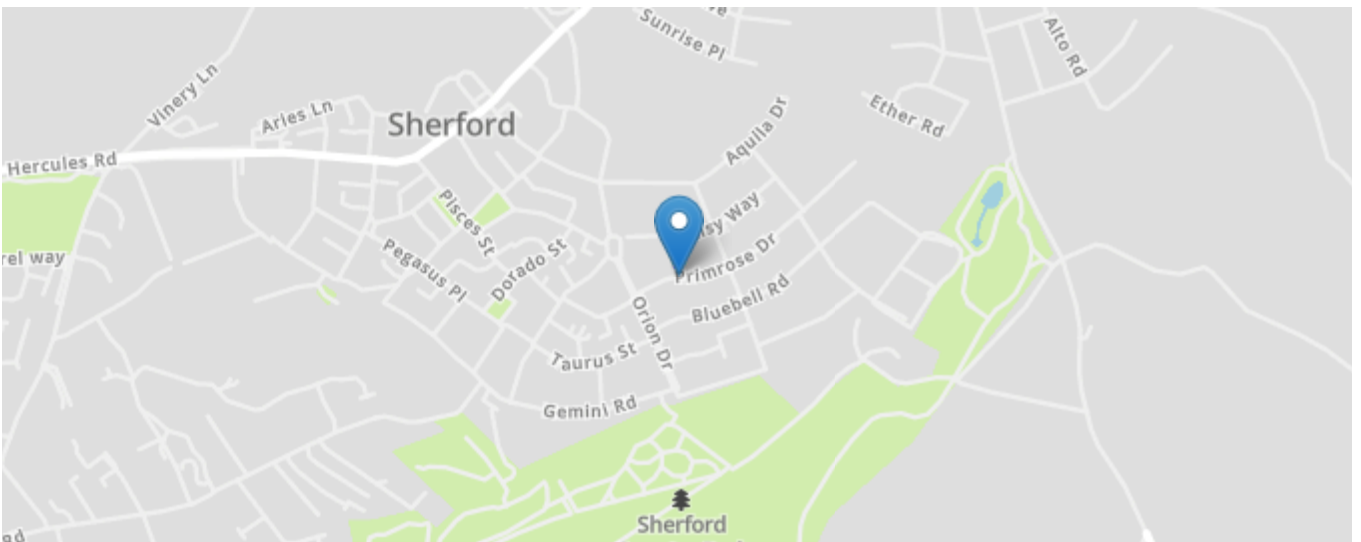
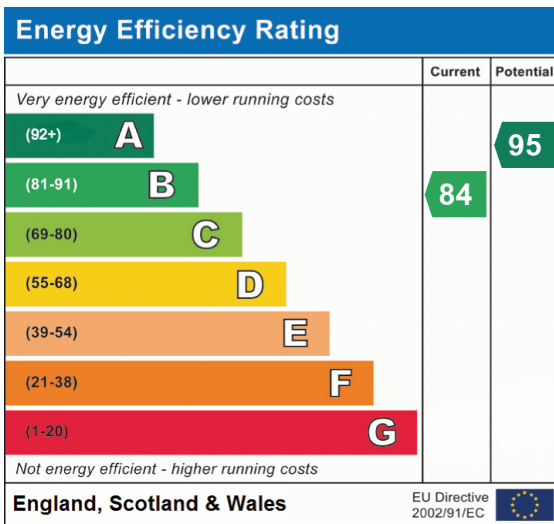
7' 0" max. x 6' 2" max. (2.14m x 1.89m)

Bedroom 2

13' 9" x 9' 10" (4.18m x 3.00m)

Bedroom 3

13' 9" x 6' 10" (4.18m x 2.09m)



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.