

£139,500 Shared Ownership

Thornmarsh Close, Stoke Gifford, Gloucestershire BS34 8AT



- Guideline Minimum Deposit £13,950
- Two Storey, Mid Terrace House
- Reception plus Kitchen/Dining Room
- Bathroom plus Downstairs WC
- South Facing Rear Garden
- Guide Min Income Dual £38.9k | Single £45.2k
- Approx. 834 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Excellent Energy-Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £310,000). A recently-constructed and smartly-presented house in the village of Stoke Gifford. The property forms the middle of a three-house terrace and has a conventional layout with the reception at the front, a central cloakroom/WC and an attractive kitchen/dining room with pale grey units and integrated appliances. A door opens onto a split-level, south-facing rear garden. On the first floor of the house are two spacious bedrooms and a stylish bathroom. Demanding insulation standards, high performance glazing, a modern gas central heating system and roof-mounted solar panels have resulted in a rare 'A' energy-efficiency rating. The property comes with a two-car driveway (at the side of the terrace) and the location offers convenient access to the M4 and M32 motorways. Alternatively, Bristol Parkway Railway Station is within comfortable walking distance or a brief bus/bike ride. Ofsted list four primary schools and a secondary within a mile radius, all rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/12/2020). Freehold transferred on 100% ownership.

Minimum Share: 45% (£139,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £471.82 per month (subject to annual review).

Service Charge: £46.40 per month (subject to annual review).

Guideline Minimum Income: Dual - £38,900 | Single - £45,200 (based on minimum share and 10% deposit).

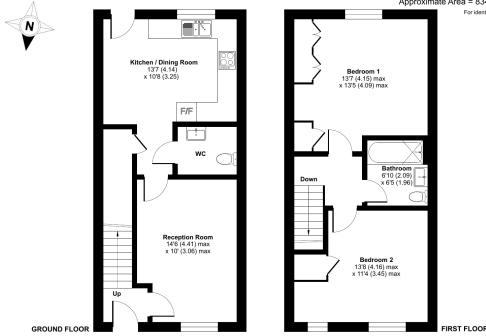
Council Tax: Band C, South Gloucestershire Council. Priority is given to applicants living and/or working in this local authority.

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

Thornmarsh Close, Stoke Gifford, Bristol, BS34

Approximate Area = 834 sq ft / 77.4 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition. For detailed information please refer to the RICS Property Measurement Standards (RICS Handbook). © Urbanmoves 2020. Produced by Urban Moves. REF: 1433766

GROUND FLOOR

Entrance Hall

Reception Room

14' 6" max. x 10' 0" max. (4.41m x 3.06m)

W.C.

Kitchen / Dining Room

13' 7" x 10' 8" (4.14m x 3.25m)

FIRST FLOOR

Landing

Bedroom 1

13' 7" max. x 13' 5" max. (4.15m x 4.09m)

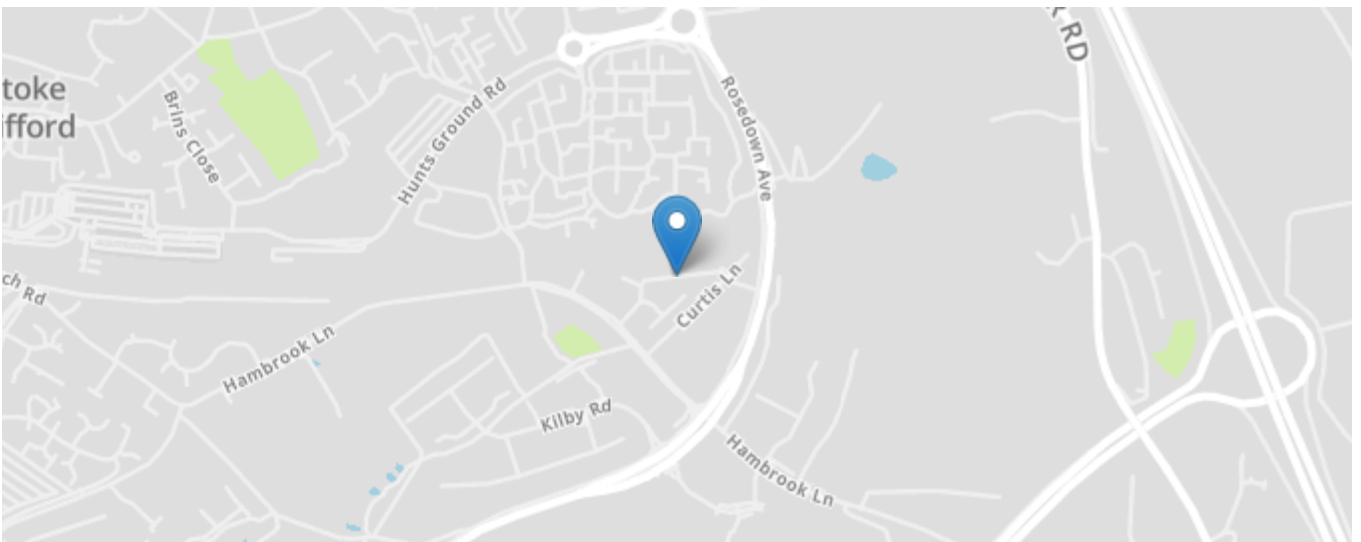
Bathroom

6' 10" max. x 6' 5" max. (2.09m x 1.96m)

Bedroom 2

13' 8" max. x 11' 4" max. (4.16m x 3.45m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	99	100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.