

£128,000 Shared Ownership

Ambleside Place, Estover, Plymouth PL6 8EN



- Guideline Minimum Deposit £12,800
- Two Storey, Semi Detached House
- Generously-Sized Kitchen
- Two Large Doubles plus Two Further Bedrooms
- Rear Garden and Two Parking Spaces
- Guide Min Income Dual £33.7k | Single £40k
- Approx. 1072 Sqft Gross Internal Area
- Spacious Reception/Dining Room
- Excellent Energy-Efficiency Rating
- 'Outstanding' Local Primary School

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £320,000). A great chance to buy a four-bedroom, shared-ownership family home. This elegantly-presented, semi-detached property has a generously-sized kitchen, a ground-floor cloakroom/WC and a spacious reception/dining room. Upstairs, on the first floor, are two large double bedrooms plus two smaller bedrooms and a sleek, white-tiled bathroom. Demanding insulation standards, high performance glazing, a modern gas central heating system and roof-mounted solar panels all contribute towards a rare 'A' energy-efficiency rating. The house comes with a neatly-maintained rear garden and two parking spaces at the front. Alternatively, Plymouth city centre can be easily reached via bus, which stops outside the nearby supermarket. Tor Bridge Primary School, which is just minutes away, is Ofsted-rated 'Outstanding' and Tor Bridge High is also well thought of.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2018). Freehold transferred on 100% ownership.

Minimum Share: 40% (£128,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £402.07 per month (subject to annual review).

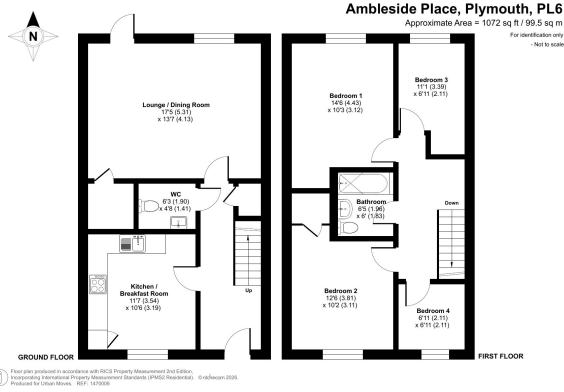
Service Charge: £49.35 per month (subject to annual review).

Ground Rent: £200.00 for the year.

Guideline Minimum Income: Dual - £33,700 | Single - £40,000 (based on minimum share and 10% deposit).

Council Tax: Band C, Plymouth City 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

GROUND FLOOR

Entrance Hall

Kitchen

11' 7" x 10' 6" (3.54m x 3.19m)

W.C.

6' 3" x 4' 8" (1.90m x 1.41m)

Lounge / Dining Room

17' 5" x 13' 7" (5.31m x 4.13m)

FIRST FLOOR

Landing

Bedroom 1

14' 6" max. x 10' 3" (4.43m x 3.12m)

Bedroom 2

12' 6" x 10' 2" (3.81m x 3.11m)

Bathroom

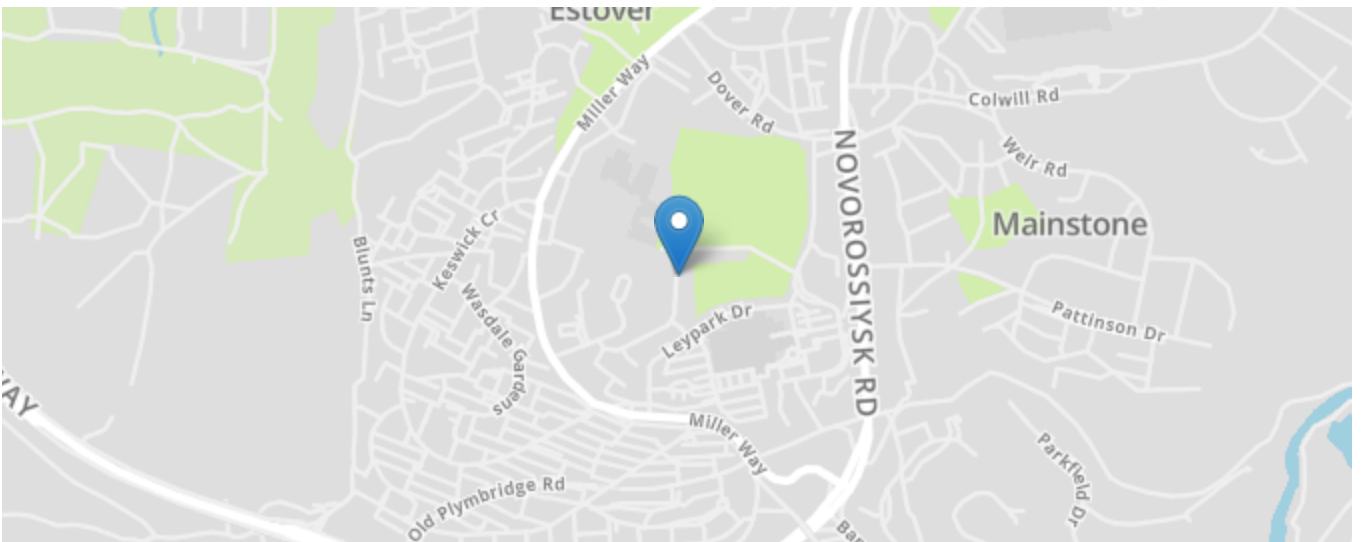
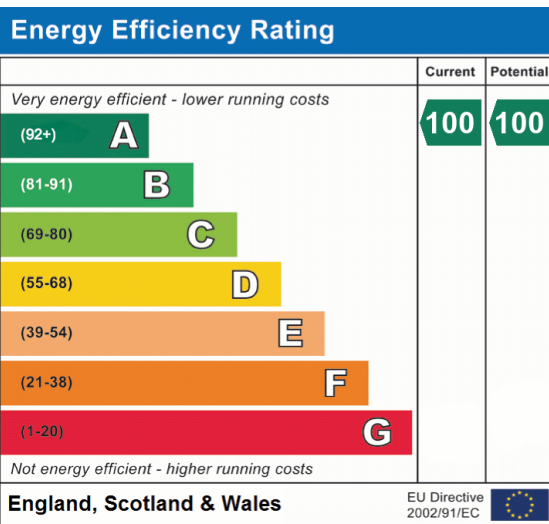
6' 5" x 6' 0" (1.96m x 1.83m)

Bedroom 3

11' 1" max. x 6' 11" (3.39m x 2.11m)

Bedroom 4

6' 11" x 6' 11" (2.11m x 2.11m)



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.