



# Creber Drive, TQ10 9FL

Available from £152,500

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3 bedroom shared ownership home

\*Additional costs including rent and service charges are set out on page 2.

# Make the dream of home ownership a reality with shared ownership

3 bedrooms

Gas central heating

2 parking space

Council Tax Band C

Full market value      £305,000

Share      50%

Share price      £152,500

Rent charge      £412.04 p/m

Service charge      £46.58 p/m\*

\*Property prices displayed are based on open market valuations but are subject to change. The "Rent" refers to the rental payments due on the portion of the property that is not owned by you. The "Service Charge" is the payment you must make for services on the development. Rent and Service Charges are as of April 2026. Rent and Service Charges will be reviewed annually in April and therefore may change during advertisement or conveyancing. The Rent advertised for resale properties is based upon the rent set at the time the lease was issued to the current owner, and any subsequent annual reviews or amendments. You are liable to pay all associated taxes related to your property purchase (including stamp duty).

All images and photographs are not intended to be relied upon to form part of, any contract unless specifically incorporated in writing into the contract.

## The accommodation comprises...

The thoughtfully designed ground floor includes an entrance hallway into a well-presented living room. Completing the ground floor is a WC and a separate, fully fitted kitchen/dining area with a rear patio door leading to the private rear garden.

On the first floor, there are three bedrooms, a family bathroom, and a useful storage cupboard.

### Ground floor

Kitchen/Diner      541cm x 339cm

Lounge      313cm x 530cm

### First floor

Bedroom 1      325cm x 396cm

Bedroom 2      325cm x 246cm

Bedroom 3      298cm x 285cm

### Outside

#### Front

There is allocated parking for two vehicles to the side of the property.

#### Rear

A generously sized rear garden laid to lawn.





## Other information

### Local connection

Applicants must have a local connection to the parish of Ugborough.

Have lived in South Hams for 3 out of the 5 years preceding the application.

Have immediately, prior to the application, lived in South Hams for 6 out of 12 months preceding the application.

Have immediate family living in South Hams for 5 years preceding the application. Immediate family are parents, siblings and non-dependent children.

Have permanent employment in South Hams with a minimum contract of 16 hours per week which has continued for the 6 months preceding the application without a break in employment of more than 3 months. Such employment to include self-employment. This should not include employment of a casual nature

### Lease details

The term of the lease for this property is 125 years from 4 August 2022.

### Builder Warranty

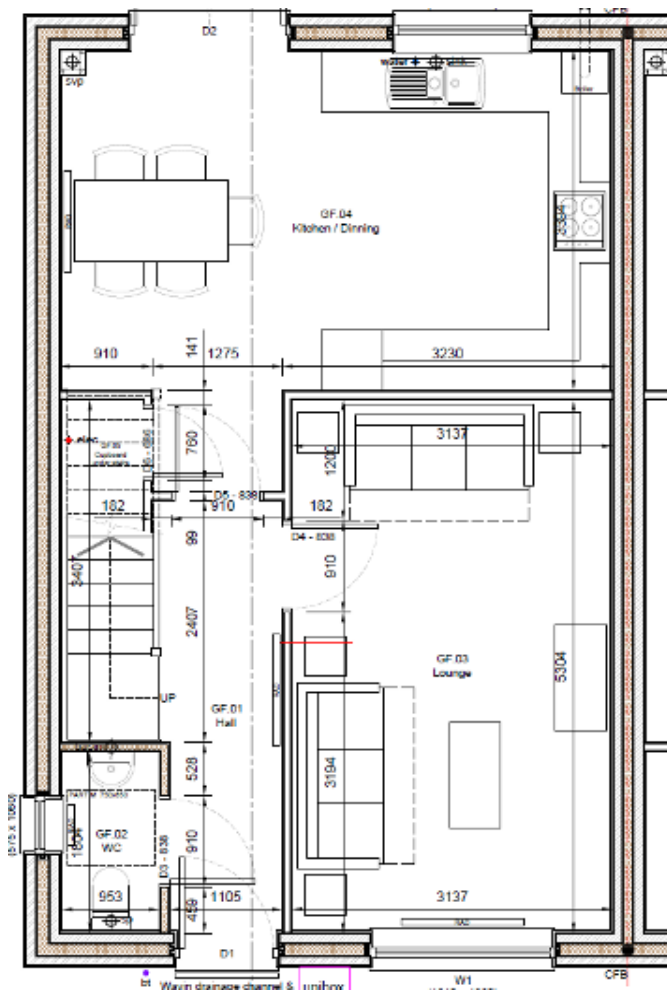
NHBC warranty expires 18 May 2034

### Energy Efficiency Rating

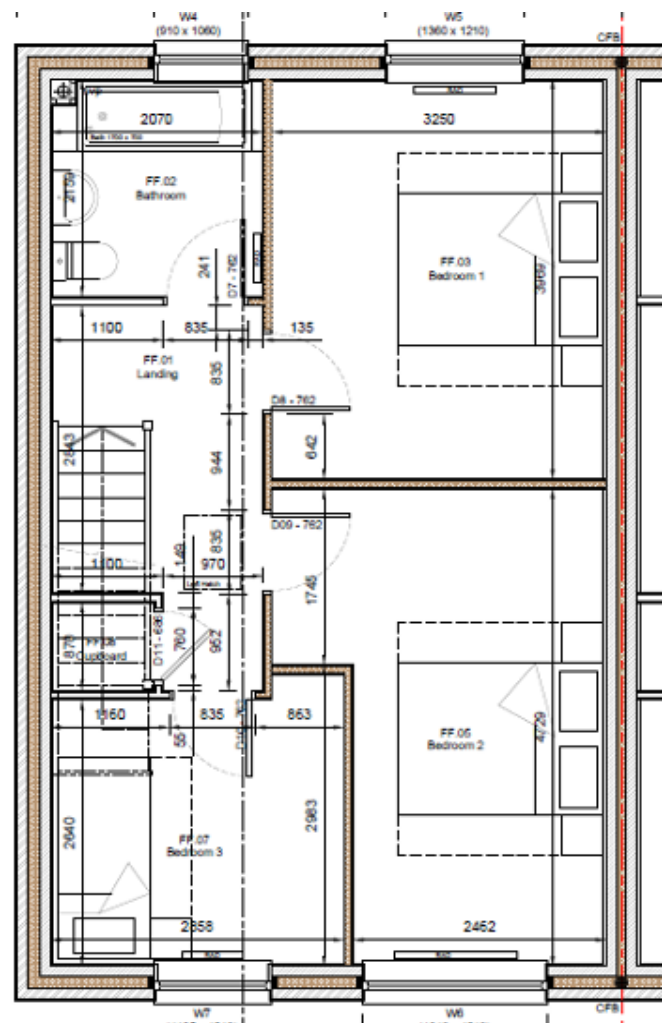
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Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floorplan



Ground floor



First floor

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These particulars have been produced by SO Living on behalf of the vendor

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