

## £136,000 Shared Ownership

Mary Shunn Way, Wantage, Oxfordshire OX12 8GN



- Guideline Minimum Deposit £13,600
- Two Storey, Semi Detached House
- Reception plus Kitchen/Dining Room
- Bathroom, Shower Room and Downstairs W.C.
- Rear Garden
- Guide Min Income Dual £43.3k | Single £49.5k
- Approx. 842 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £340,000). This smartly-presented house is technically semi-detached but could be considered to form the end of a short terrace and the location allows for a larger garden than many of the neighbouring properties. Internal features include a good-sized reception room, a central cloakroom/WC and an attractive kitchen/dining room with patio doors. Upstairs, on the first floor, is a spacious main bedroom with dressing area and en-suite shower room plus a second full-width double bedroom and a 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 house comes with parking for two cars and the town centre can also be reached on foot or by brief bus or bike ride. The five closest primary schools are all Ofsted-rated either 'Good' or 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/06/2020). Freehold transferred on 100% ownership.

**Minimum Share:** 40% (£136,000). The housing association will expect that you will purchase the largest share affordable.

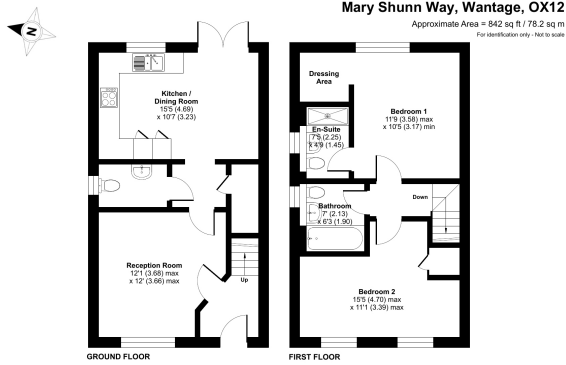
**Shared Ownership Rent:** £597.44 per month (subject to annual review).

**Service Charge:** £48.93 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £43,300 | Single - £49,500 (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.



## DIMENSIONS

### GROUND FLOOR

Entrance Hall

Reception Room

12' 1" max. x 12' 0" max. (3.68m x 3.66m)

W.C.

Kitchen / Dining Room

15' 5" x 10' 7" (4.69m x 3.23m)

### FIRST FLOOR

Landing

Bedroom 1

11' 9" max. x 10' 5" min. (3.58m x 3.17m)

Dressing Area

En-Suite Shower Room

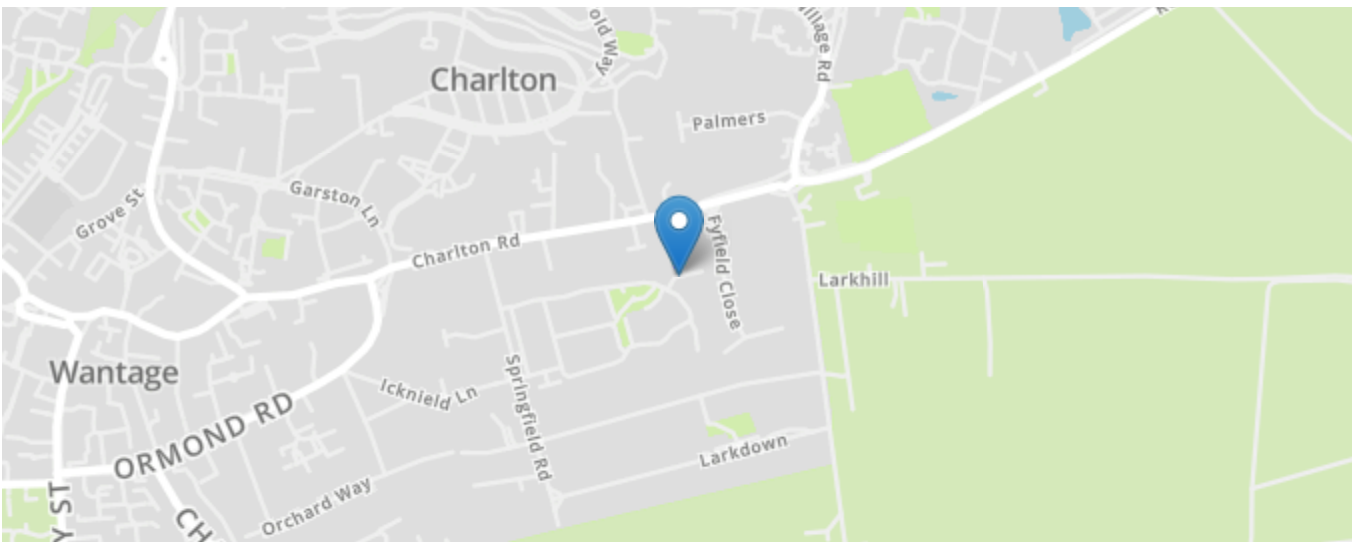
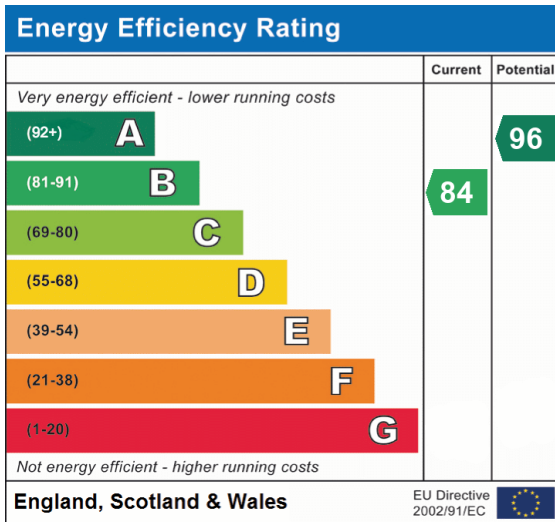
7' 5" max. x 4' 9" max. (2.25m x 1.45m)

Bathroom

7' 0" max. x 6' 3" max. (2.13m x 1.90m)

Bedroom 2

15' 5" max. x 11' 1" max. (4.70m x 3.39m)



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.