

£82,250 Shared Ownership

Andromeda Grove, Sherford, Plymouth, Devon PL9 8GF



- Guideline Minimum Deposit £8,225
- Two Storey, Mid Terrace House
- Open Plan Kitchen/Dining/Reception Room
- Stylish Shower Room plus Downstairs W.C.
- Front and Rear Gardens
- Guide Min Income Dual £26.4k | Single £30.1k
- Approx. 708 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Off-Street Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £235,000). This recently-constructed, mid-terrace house is built in an attractive, period style and has a gated front garden and a cloakroom/WC just inside the entrance. The remainder of the ground floor is devoted to a full-length (approximately twenty-five foot), open-plan kitchen/reception room. The reception area features wood panelling and the kitchen has smart, modern units. Patio doors lead out to a split-level, east/south-east-facing rear garden. On the first floor of the property are two good-sized double bedrooms and a stylish, high-spec shower room. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The house comes with parking for two cars 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: Clari on.

Tenure: Leasehold (990 years from 30/06/2021). Freehold transferred on 100% ownership.

Minimum Share: 35% (£82,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £413.23 per month (subject to annual review).

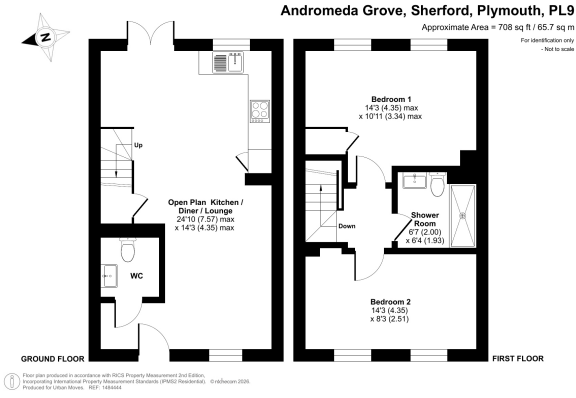
Service Charge: £43.25 per month (subject to annual review).

Guideline Minimum Income: Dual - £26,400 | Single - £30,100 (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.

DIMENSIONS



GROUND FLOOR

W.C.

Reception

24' 10" max. x 14' 3" max. (7.57m x 4.35m)

Kitchen

included in reception measurement

FIRST FLOOR

Bedroom 1

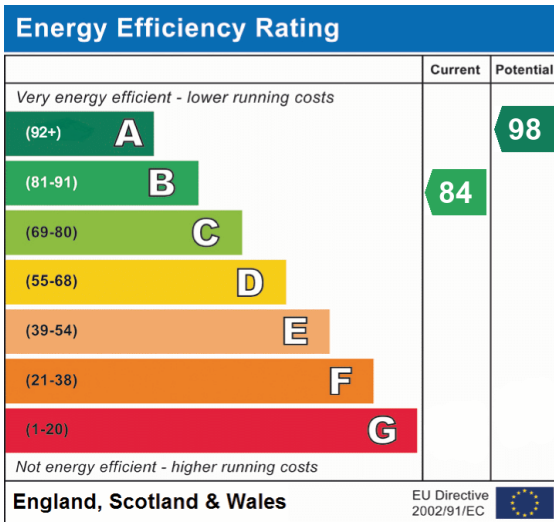
14' 3" max. x 10' 11" max. (4.35m x 3.34m)

Shower Room

6' 7" max. x 6' 4" max. (2.00m x 1.93m)

Bedroom 2

14' 3" x 8' 3" (4.35m x 2.51m)



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.