



Dakota Drive, Calne
£147,000



This home is being sold on the basis of a 60% shared ownership. The property has an enclosed rear garden and the bonus of two vehicle parking with the possibility of creating more. The ground floor has a fitted dining kitchen, hall, guest cloakroom and a living room that opens onto the rear garden. The first floor has two large double bedrooms complemented by a bathroom. The rear garden is enclosed and has lawn plus patio. The home has allocated parking for two vehicles and a garden area adjacent could offer extra parking possibilities.



LOCATION

The home is placed just to the north of the centre of Calne. The area is serviced well for shopping having the new Tesco superstore within easy reach and multiple facilities in Calne centre are a gentle walk away. The residential area has numerous open green spaces. The No 55 bus links Chippenham and Swindon train stations and taking all the villages and towns in-between.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

ENTRANCE HALL

Doors give access to the guest cloakroom, dining kitchen and living room.

GUEST CLOAKROOM

6' x 3' (1.83m x 0.91m)

Pedestal wash basin and a water closet. Extractor fan.

FITTED DINING KITCHEN

16' 7 x 8' (4.88m 2.13m x 2.44m)

A window looks out to the front. There is a selection of fitted wall and floor cabinets with work surfaces. There is room for a fridge freezer and a washing machine. Inset electric oven, gas hob and a hood over. Inset one and a half sink and drainer.

The room is arranged to offer space for a dining table and chairs.

LIVING ROOM

15' x 9'7 (4.57m x 2.92m)

A window looks out over the rear garden and French door opens onto the rear patio. There is room for a number of sofas and further items of living room furniture.

FIRST FLOOR LANDING

6'9 x 5' (2.06m x 1.52m)

A spacious landing with doors to the bedrooms and to the bathroom.

BEDROOM ONE

11'3 x 10'10 plus 3'10 x 3'7 (3.43m x 3.30m plus 1.17m x 1.09m)

Two windows look out to the front. There is room for a large double bed and further items of furniture. Deep store.

BEDROOM TWO

15'3 x 8'5 (4.65m x 2.57m)

Two windows look out over the rear garden. There is room for a large double bed and further furniture.

BATHROOM

7' x 6'5 (2.13m x 1.96m)

The suite offers a pedestal wash basin, water closet and a panel enclosed bath with mixer taps. Shower over bath. Extractor fan and tile finishes.

REAR ENCLOSED GARDEN & SIDE GARDEN

The garden is enclosed by both wall and fencing. There is a patio area adjacent to the home which is perfect for outside dining. Side access gate. Down the side of the home is a strip of garden land.

TWO CAR PARKING

Across from the home are two car parking spaces placed side by side.

EXTRA GARDEN

Next to the parking spaces is an area of lawn. This could be utilised for further parking.

COTTSWAY HOUSING ASSOCIATION CRITERIA

Applicants household income is £80,000 a year or less
Applicant cannot afford all of the deposit and mortgage payments for a home that meets their needs.

One of the following must be true-

Applicant must be a first-time buyer

Applicant used to own a home but cannot afford to buy one now

Applicant is forming a new household - for example, after a relationship breakdown

Applicant is an existing shared owner and wants to move.

Applicant owns a home and wants to move but cannot afford a new home that meets their needs

The above is provided by Cottsway Homes

NOTE

The monthly rent on the unsold share is £185.85 per month.

Building Insurance £21.73 per month

Service Charge £21.38 per month

Lease remaining 88 years.

AFFORDABILITY QUESTIONNAIRE

All applicants must fill in a Cottsway Homes affordability questionnaire.



