



Monument View, Calne
40% Shared ownership £108,000



DUE TO THE HIGH NUMBER OF APPLICANTS WE ARE NO LONGER ACCEPTING FURTHER VIEWINGS.

Offered for sale with the benefit of 40% OWNERSHIP, shared with Green Square Accord Housing Association.

A three-bedroom end-terraced home positioned in a quiet cul-de-sac on the popular Cherhill View development. Located on the edge of Calne with countryside on the doorstep. The home is well presented with modern features throughout. The ground floor comprises an entrance hall, living room, dining kitchen, cloakroom and extra storage cupboard. On the first floor, there are three generous bedrooms and a family bathroom.

Externally there is a private rear garden and parking for two. The home offers views to the front and rear over green space and the Cherhill downs beyond. The property has gas central heating and double glazing throughout.



LOCATION

The home is placed on the Cherhill View development and on the edge of the Quemerford area of Calne. Close to some of the most beautiful countryside Wiltshire has to offer. The development has areas of parkland and is placed close to the Atwell Motor Museum. Country walks are on the doorstep. The home is situated in a cul-de-sac with views over the green nature area beyond the private parking bays.

ENTRANCE HALLWAY

Upon entering the home there is a hallway with stairs rising to the first floor landing and a door opens to the living room.

LIVING ROOM

14'5 x 11'6 (4.39m x 3.51m)

With a large window overlooking the front of the home, the naturally bright room has a feature marble fireplace with an electric fire. Space to accommodate multiple sofas and display furniture.

DINING KITCHEN

15'1 x 10'10 (4.60m x 3.30m)

The kitchen is located at the rear of the home with large patio doors with floor-to-ceiling windows on either side opening into the pretty rear garden.

There is natural space for entertaining with space for a dining table and chairs. The fitted kitchen features a selection of wall and base cabinets offering space for a fridge, washing machine and dishwasher. There is also an integrated electric oven, hob and extractor hood over with stainless steel splashback. Finished with wood effect vinyl flooring.

INNER HALL

From the living room, the inner hall gives access to the guest cloakroom and large storage cupboard, and leads to the dining kitchen across the rear of the home.

GUEST CLOAKROOM

A benefit to the ground floor accommodation, this wider-than-average cloakroom is accessed via a door from the inner hall and comprises a water closet and wash basin. With space for extra storage furniture if desired.

FIRST FLOOR LANDING

The landing provides access to all three bedrooms and the family bathroom. There is a storage cupboard with heater and loft access.

MASTER BEDROOM

13'9 x 7'10 (4.19m x 2.39m)

A window offers a view out over the front. There is room for a large double bed and further bedroom furniture.

BEDROOM TWO

15'5 x 8'2 (4.70m x 2.49m)

A generous guest room, offering ample space for a double bed and further bedroom and storage furniture. A window opens over the rear garden.

BEDROOM THREE

10'10 x 6'11 (3.30m x 2.11m)

Positioned at the rear of the home with a window opening over the rear garden, there are also views towards the Cherhill white horse and monument. Offering space that could accommodate a double if required, or ideal for use as a large single or office.

FAMILY BATHROOM

8'2 x 6'7 (2.49m x 2.01m)

The suite offers a wash basin and a water closet. There is a panel-enclosed bath with a shower over and a shower screen. Shaver point and a chrome towel rail radiator. Window with privacy glass. Dresser mirror. Tile finishes.

EXTERNALS

Outside the property, the front garden is pretty and well-maintained. There is a side access path leading to the rear garden. Further detail as follows:

PARKING

Parking for two located at the front of the home, side by side.

REAR GARDEN

A beautifully landscaped rear garden with an array of planted trees and shrubs.

PLEASE NOTE

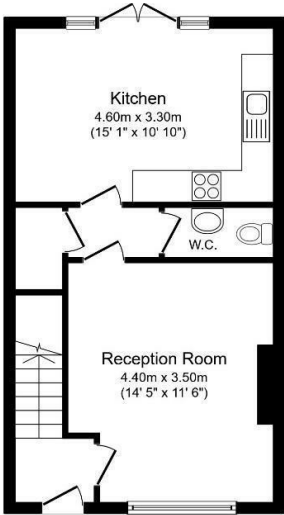
Full market value: £270,000
Share: 40%
Share value: £108,000
Rent on the unsold share: £473.14pm
Service charge: £29.86 pm
Lease Term: 118 Years remaining

All applicants will be required to complete a Financial Planning Questionnaire to be submitted to Green Square Accord Housing Association.

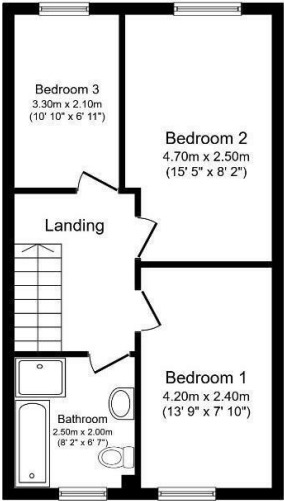
GREEN SQUARE ACCORD HOUSING ASSOCIATION CRITERIA

- Who can apply for this scheme
- You must be in housing need and unable to afford to buy a home on the open market.
 - Your household income must be £80,000 or less a year.
 - You're a first time buyer (or you used to own a home but can't afford to buy one now).
 - You rent a council or housing association property.
 - You own a home that is currently 'sold subject to contract' or 'STC'





Ground Floor
Floor area 44.0 sq. m. (474 sq. ft.) approx



First Floor
Floor area 44.0 sq. m. (474 sq. ft.) approx

Total floor area 88.0 sq. m. (947 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

