



Rent to Buy 2 bed terraced house situated in Staunton. Comprising of entrance hall, kitchen, downstairs WC, lounge with storage cupboard, 2 good sized bedrooms, bathroom with shower over bath. Also benefits from 2 allocated parking spaces and rear garden. Air source heat pump heating.

Rent to Buy

Rent to buy is a rental property that gives the option to convert to shared ownership within 5 years.

After 5 years we have the right to ask you to leave so that we can sell the property on the open market.

Any applicants must meet the same criteria as if you were buy a shared ownership home.

How does Shared Ownership work?

Shared Ownership is a government scheme that offers you the chance to buy a share of a property from a housing association, a non-profit-making body that provides homes. Because you only own a part of the property, you can buy it with a smaller deposit and mortgage.

A smaller mortgage means smaller repayments but you'll also need to pay:

- rent on the share of the property you do not yet own
- monthly service charges

Shared Ownership homes can be new builds, existing properties, houses or flats. All Shared Ownership properties are leasehold, even houses.

Ground Floor

Kitchen

9'10" x 6'10" (3.0 x 2.1)

Fitted kitchen with range of wall and base units, stainless steel sink, space for fridge/freezer and washing machine. Electric oven and hob with hood over. Window to front elevation

Entrance Hall

Doors leading to kitchen, WC, lounge and stairs to first floor

WC

5'10" x 2'11" (1.8 x 0.9)

Low level WC and wash hand basin

Lounge/diner

13'9" x 12'9" (4.2 x 3.9)

Door and window to rear garden, under stair storage cupboard

First Floor

Bathroom

8'10" x 6'2" (2.7 x 1.9)

White bathroom suite with shower over bath, low level WC and wash hand basin. Velux window. Storage cupboard housing heating system.

Bedroom One

13'5" x 10'9" (4.1 x 3.3)

Velux window. and window to front elevation. Storage cupboard

Bedroom Two

14'9" x 7'2" (4.5 x 2.2)

Window to rear elevation

External

Rear garden with shed and rear access. Driveway parking for 2 cars

Eco

Air Source Heat Pump Heating

Solar Panels

EPC B

Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Letting terms / charges+

If you like a property and wish to proceed with it, you will be required to pay a holding deposit of up to 1 weeks rent (generally £100) to reserve the property whilst you complete the necessary application paperwork and provide ID and additional information

If you are not successful with your application as a result of you providing incorrect information such as earnings or failure to disclose issues in your credit history and subsequently not in a position to move forward with the tenancy within 14 days, this holding deposit will be forfeited.

If the landlord withdraws the property for any reason other than your unsuitability then the holding deposit will be returned to you.

Other fees apply during the tenancy such as loss of keys, changes to the agreement, rent arrears, and early end of tenancy. These will be explained before you sign your tenancy agreement.

The only charges other than the holding deposit will be rent (1 month in advance) and security deposit (equivalent to 5 weeks rent).

Your deposit will be held in trust by the DPS <https://www.depositprotection.com/>

