



Nestled in the charming village of Woolaston, this detached house offers an excellent opportunity for shared ownership. Built in 2005, the property boasts a contemporary design and is perfect for families or those seeking a peaceful retreat.

Upon entering, you will find a welcoming reception room that flows seamlessly into an open plan kitchen and dining area, creating a perfect space for entertaining or enjoying family meals. The kitchen is well-equipped, making it a delightful area for culinary enthusiasts.

The home features three spacious bedrooms, providing ample room for relaxation and personal space. The bathroom is conveniently located, ensuring comfort for all residents.

Outside, the property benefits from a private garden, ideal for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, there are two designated parking spaces, offering convenience for you and your guests.

Situated in close proximity to local amenities, including a shop and a pub and primary school, this property combines the tranquility of village life with easy access to essential services. This delightful home in Woolaston is a wonderful opportunity for those looking to invest in a modern property with a sense of community.



### How does Shared Ownership work?

If you bought a home on the open market, you would agree a purchase price through an estate agent. Then you would take out a mortgage to cover the total purchase price of the property minus any deposit you might have available.

With Shared Ownership, the price of the property is fixed at the open market value, as assessed by a qualified valuer. You borrow just enough to cover the share you are buying. This is referred to as equity share.

The equity share amount will be an amount that you can afford, as set out under government guidelines. The total monthly cost of the rent, plus your mortgage, will be lower than the monthly cost if you bought the property outright with a mortgage.

For legal reasons, while you are only buying a part-share of the property, you will have a leasehold interest.

### Shared ownership information

Shared ownership is a part buy part rent property from a registered landlord. You purchase a share with the help of a mortgage based on your affordability.

Example of costs based on a Share of: £112,000 at a 40% Share

Open Market Value: £280,000  
 40% Share: £112,000  
 Rent per month: £496.98  
 Service Charges per month: £7.45  
 Buildings insurance per month: £17.31

### Ground Floor

Doors leading to kitchen/dining room, lounge and WC

### Kitchen/Dining Room

17'8" x 8'6" (5.4 x 2.6)

Wall and Floor kitchen units. Space for washing machine. Oven and hob with extractor hood.

1 window to front elevation, 1 window to the right elevation of the property. Oil fired boiler

### WC

6'2" x 4'7" (1.9 x 1.4)

White low level WC and hand basin.

1 window to rear elevation.

### Lounge

9'10" x 17'8" (3.0 x 5.4)

French doors leading to the rear of the property. Window to front elevation. Walk in cupboard.

### First Floor

Doors leading to bathroom and bedrooms.

### Bedroom 1

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

Rear elevation window.

### Bedroom 2

11'1" x 9'6" (3.4 x 2.9)

1 window to rear elevation.

### Bedroom 3

7'2" x 9'10" (2.2 x 3.0)

Window

### Bathroom

5'10" x 6'10" (1.8 x 2.1)

White bathroom suite with over bath shower. Low level WC and hand basin. Window to front elevation.

### External

Large rear garden with shed and side access. 2 parking spaces to the immediate right of the property.

### 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.

