



# 8 Reynolds Close, Wotton-Under-Edge, GL12 7NY

Welcome to Reynolds Close, Wotton-Under-Edge, this delightful shared ownership home offers a perfect blend of modern living and comfort. Built in 2019, the property boasts a contemporary design that is both stylish and functional.

Wotton-Under-Edge is known for its picturesque surroundings and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood. With local amenities and beautiful countryside nearby, this property is not just a house; it is a place to call home.

Whether you are a first-time buyer or looking to downsize, this modern house in Reynolds Close presents a wonderful opportunity to enjoy a comfortable lifestyle in a lovely part of the Cotswolds. Do not miss the chance to make this charming property your own.

## 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. However, you may buy further shares. This is called 'staircasing', and may eventually progress to outright ownership.

## Shared ownership information New AHP

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: 50 % £147500

Open Market Value: £295,000

50% Share - £147,500

Rent per month: £340.90

Buildings insurance per month: £17.22 (From April 26)

The more you buy the lower your rent will be. These costs will increase each year with inflation.

## Ground Floor

### Kitchen

8'11" x 6'6" (2.72 x 2.00)

Neutral colour kitchen. Pre-fitted oven, hob and hood.

Spaces available for washing machine and fridge/freezer.

### Living/ dining room

14'2" x 12'9" (4.32 x 3.89)

Double doors leading to garden

### Downstairs WC

White wash hand basin and low level WC - door leading to hallway

Single window to the side aspect of the property.

### First Floor

#### Bedroom 1

11'3" x 12'9" (3.45 x 3.89)

Two windows to the rear aspect of the property.

#### Bedroom 2

9'0" x 12'9" (2.76 x 3.89)

Two windows to the front aspect of the property

### Family Bathroom

Shower over bath.

White wash hand basin and low level WC - door leading to hallway

Single window to the side aspect of the property.

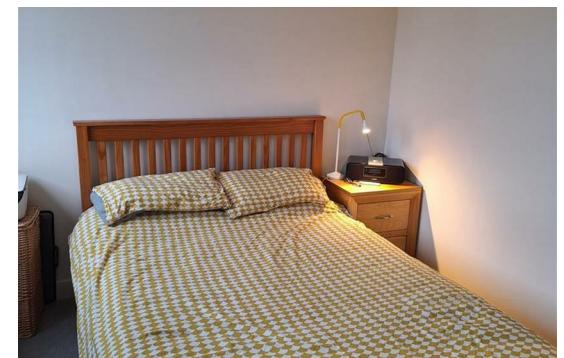
### Disclaimer

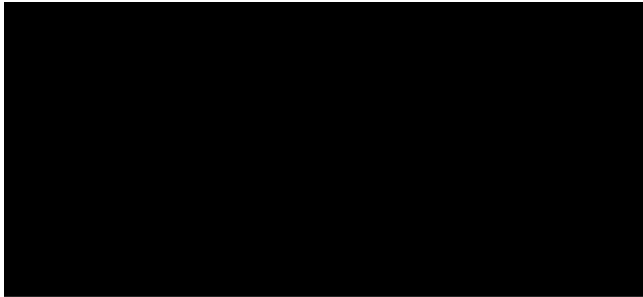
All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy 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.

### Outside

Private rear garden

2 allocated parking spaces





1 of 1 – Property Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



