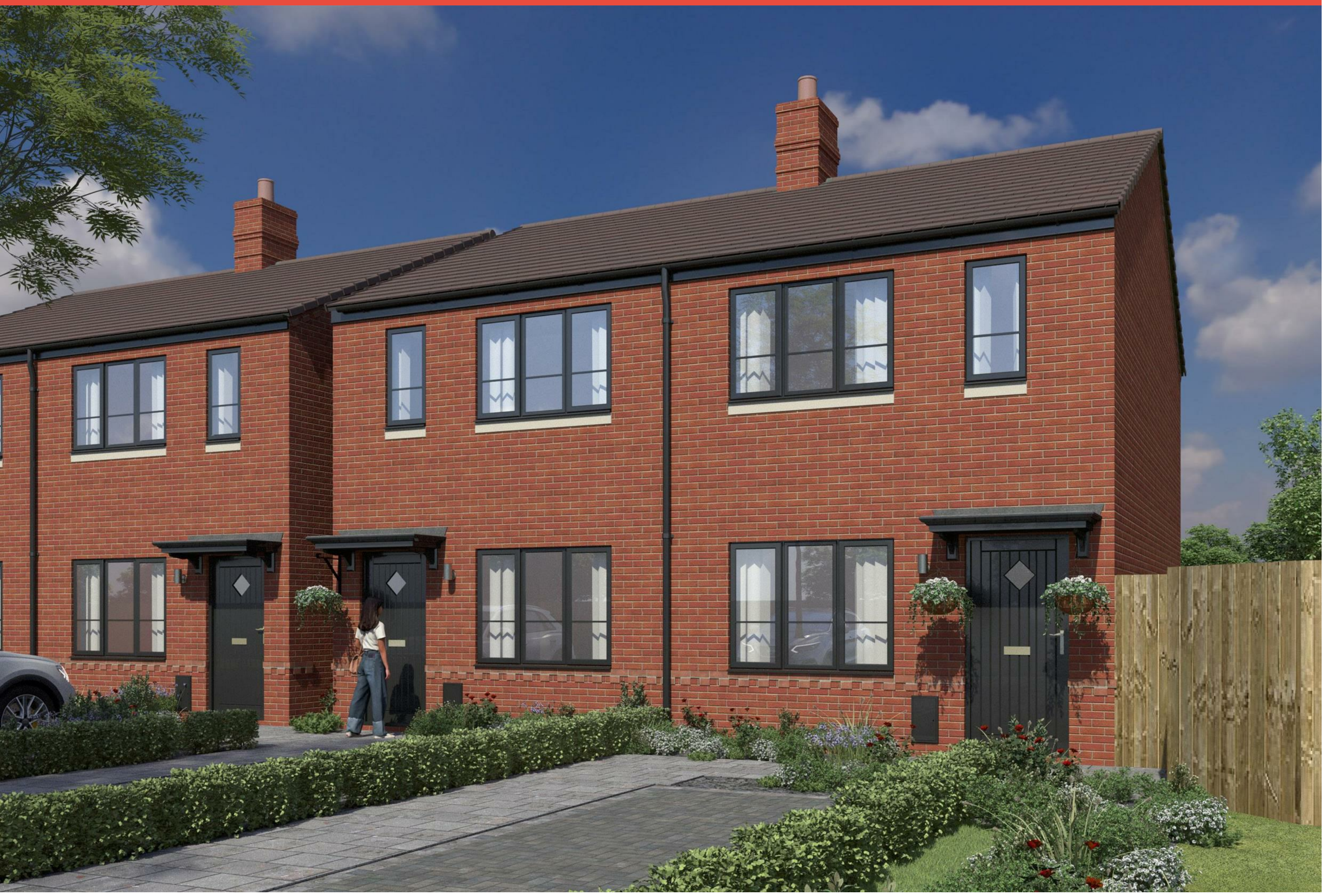
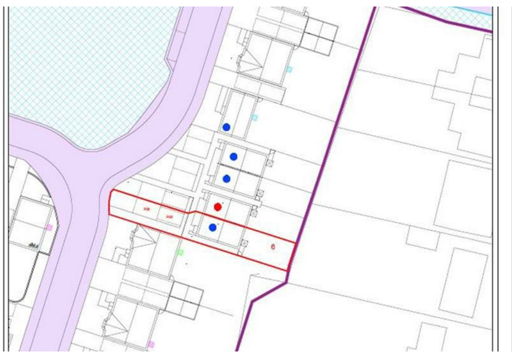
1 Stable Close, Tewkesbury, Gloucestershire GL20 8GH (not yet registered) GL20 8NJ
25% Shared ownership £76,250





Welcome to this charming semi-detached house located in the desirable Stable Close, Alderton, Tewkesbury. This new build property, completed in 2026, offers a modern living experience in a tranquil setting, perfect for those seeking a peaceful lifestyle.

The house features a well-designed layout, comprising one inviting reception room that serves as a perfect space for relaxation or entertaining guests. With two comfortable bedrooms, this home is ideal for small families, couples, or individuals looking for extra space. The property also includes a contemporary bathroom, designed with modern fixtures to meet your everyday needs.

One of the standout features of this property is the ample parking available for two vehicles, ensuring convenience for you and your guests. The new build status means you can enjoy the benefits of modern construction, including energy efficiency and low maintenance.

Situated in a quiet cul-de-sac, this home offers a sense of community while being just a short distance from local amenities and the picturesque surroundings of Tewkesbury. Whether you are a first-time buyer or looking to downsize, this shared ownership opportunity presents an excellent chance to secure a lovely home in a sought-after area.

Do not miss the chance to make this delightful property your own. Embrace the comfort and convenience of modern living in Stable Close, Alderton.

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.

Eligibility Criteria

To be eligible for Shared Ownership you need to:

- be a first-time buyer, an existing shared ownership homeowner, or a former homeowner who can't afford to buy now
- be over 18 years old
- have an annual household income of less than £80,000 (£90,000 in London).

If you wish to buy one of these properties we need to assess your eligibility for shared ownership. For this we need to see:

• Proof of ID
• Proof of address
• Mortgage in principle
• Proof of deposit
• Full details for each buyer

You will also be required to complete an application form and an affordability calculation.

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: 25%

Open Market Value: 305,000
Rent per month:524.22
Service Charges per month:47.21
Buildings insurance per month:17.22

The more you buy the lower your rent will be. Rent is calculated at 2.75% of the unowned share. These costs will increase each year with inflation.

Ground Floor

Living Room

13'6" x 13'6" (4.125 x 4.134)
Front door into living room area. Staircase to upstairs. Leading through to kitchen/dining area

Kitchen/dining area

13'6" x 10'2" (4.124 x 3.1)
Large kitchen/dining area. With fitted oven hob and hood Door to rear garden . Access to under stairs store cupboard and WC

First Floor

Bedroom 1

13'6" max x 10'8" (4.125 max x 3.257)
double bedroom with two windows. access to store cuboard.

Family Bathroom

6'2" x 7'0" (1.9 x 2.15)
white suite with shower over bath

Bedroom 2

13'6" x 9'4" (4.125 x 2.852)
double bedroom with window to rear

Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan

Artists Impressions

All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home and may include optional upgrades and extras which involve additional cost. Individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture are not included in any sale.

Buy Back Lease

In some rural areas properties must be always available for shared ownership. This means if you buy over 80% of the share of the property, the freeholder (or other Housing association) must buy your property back (at market value) if you wish to sell on.