twocan estate agents

12 Perry Pear Lane, Hartpury, Gloucestershire GL19 3FL
25% Shared ownership £73,750









BRAND NEW 25% Shared Ownership 2 bed end terrace house situated in Hartpury. The property comprises of kitchen/diner, lounge, downstairs WC, 2 bedrooms, bathroom and rear garden the property also benefits from parking for 2 cars, air source heating and garden with storage.

Hartpury is nestled in the countryside just a few miles from the historic cathedral city of Gloucester. This sought-after Gloucestershire village is surrounded by green fields, winding lanes, and a strong sense of community, making it an ideal place to put down roots.

Despite its rural setting, Hartpury is exceptionally well connected. Gloucester city centre is less than 15 minutes away, offering a vibrant mix of shopping, restaurants, and cultural attractions, while Cheltenham with its festivals and elegant Regency architecture is within a half-hour drive. Major road networks including the M5 are easily accessible, making commutes to Bristol, Birmingham and beyond remarkably straightforward.

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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: 35% - £73,750

Open Market Value: £295,000
Rent per month: £507.03
Service Charges per month: £27.86
Buildings insurance per month: £12.04

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

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.

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).
- Have a local connect to the Forest of Dean

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

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

Ground Floor

Entrance Hall
10'5" x 3'7" (3.2 x 1.1)
Doors leading to kitchen/diner, WC and lounge

Kitchen/Diner
16'0" x 11'5" (4.9 x 3.5)
Fitted kitchen with range of wall and base units, stainless steel sink, space for washing machine and fridge/freezer. Electric oven and hob with hood over.

Window to front and side elevation

WC
6'2" x 2'11" (1.9 x 0.9)
White wash hand basin and low level WC.

Window to front elevation

Lounge
14'9" x 12'5" (4.5 x 3.8)
Window to side elevation

Patio doors to rear

First Floor

Bedroom 1
14'9" x 12'5" (4.5 x 3.8)
Window to rear and side elevation

Bathroom
7'2" x 6'2" (2.2 x 1.9)
White bathroom suite, low level WC, wash hand basin and bath with shower over. Frosted window to side of property.

Bedroom 2
14'9" x 8'6" (4.5 x 2.6)

External
Parking for 2 cars and EV charging point.
Rear enclosed garden with side access.

Eco
This property has Air Source Heat Pump Heating, Solar Panels & EV charging port

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

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.



