



Brand new 2 bed semi detached shared ownership home situated at "Hunters Copse" Huntley, located in the village on the edge of the Forest and is situated on the A40 road from Gloucester to Ross-on-Wye. The village has a school, shop, pub and butchers.

The property comprises of lounge, kitchen/diner, WC, 2 bedrooms, bathroom, storage cupboards. The property also benefits from 2 allocated parking spaces, enclosed rear garden, air source heating and double glazing.

Shared Ownership Costs

OMV - £255,000
25% Shared Ownership - £63,750
Rent - £438.28pcm
Service Charge - £56.38pcm
Buildings Insurance - £8.81pcm

These costs will increase each year with inflation

You must have a local connection to the Forest of Dean and be in housing need

Affordability checks will be carried out prior to viewing

Ground Floor

Entrance Hall

Door leading to lounge. Stairs to first floor

Kitchen

Fitted kitchen with range of wall and base units, stainless steel sink with mixer tap, space for washing machine and fridge/freezer. Electric oven and hob with hood over. Patio door to rear garden. Door to WC.

WC

White wash hand basin and low level WC

First Floor

Landing

Doors leading to 2 bedrooms and bathroom

Bedroom 1

Window to rear bedroom

Bathroom

White bathroom suite with shower over bath, low level WC and wash hand basin. Window to side elevation.

Bedroom 2

Two windows to front elevation and storage cupboard

External

Allocated parking for 2 cars, rear garden with rear access.

Additional Information

This site is a DPA site please see below for further information

Air source heating

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.

Buy Back Lease/ DPA

This is a DPA (designated protected area) site. The site has a buy back clause, you can only purchase up to 80%, 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. Please see document attached to clarify this.

Two Rivers Housing

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

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.

