



Situated in the popular town of Newent, this semi-detached house offers a perfect blend of modern living and comfort. With generous space this property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office.

Constructed in 2021, this house is designed with contemporary aesthetics and functionality in mind. The well-presented interiors are sure to impress, providing a welcoming atmosphere that you can easily personalise to your taste. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively.

The property features a stylish bathroom, catering to the needs of modern living. Additionally, the convenience of parking for two vehicles is a significant advantage, allowing for easy access and peace of mind.

Situated in a desirable location, this home is perfect for those who appreciate the tranquillity of suburban life while still being within reach of local amenities and transport links. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to secure a beautiful home in Newent. Don't miss the chance to make this stunning new build your own.

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: 40 %

Open Market Value: £275,000

Rent per month:

Service Charges per month:

Buildings insurance per month:

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

Front door leading to stairs and Sitting room leading to kitchen, WC and door to rear garden.

Sitting Room/ Lounge

14'5" x 11'0" (4.41 x 3.37)

Large lounge with generous sized front aspect window.

Kitchen/diner

15'3" x 9'10" (4.65 x 3.02)

Large kitchen/diner with wall and base units in warm beige. Steel sink and mixer taps. Fitted oven, hob and hood. Modern white tiling. Large double opening window overlooking the rear garden.

Ground floor WC

5'11" x 4'9" (1.81 x 1.47)

White low level WC and wash hand basin.

First Floor

Landing area with doors leading to bathroom and bedrooms 1, 2 and 3

Bedroom 1

15'1" x 9'10" (4.60 x 3.02)

Double bedroom with fitted cupboard and large double opening window to front aspect.

Bedroom 2

13'3" x 7'7" (4.05 x 2.32)

Double bedroom with window overlooking rear garden.

Bedroom 3

9'10" x 7'1" (3.02 x 2.17)

Third bedroom currently being used as a dressing room

Bathroom

6'1" x 7'9" (1.87 x 2.37)

White bathroom suite with shower over bath, low level WC and hand wash basin. Heated towel rail.

External

17'1" x 29'9" (5.22 x 9.08)

Enclosed rear garden with patio area and shed. Parking spaces for 2 vehicles.

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.

Two Rivers Housing

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

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.

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.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

