



50% shared ownership resale -

Immaculate 2 bed semi detached home situated in the desirable area of Pamington, Tewkesbury. This property comprises of entrance hall doors to lounge/diner, kitchen, WC, second floor to 2 bedrooms and bathroom. The property also benefits from double glazing, gas central heating, driveway parking for 2 cars.

Shared ownership information and costs

LOCAL CONNECTION TO TEWKESBURY

Shared ownership is a part buy part rent property from Two Rivers Housing. You purchase a share with the help of a mortgage based on affordability and the minimum share being sold.

Open Market Value: £270,000
50% Shared Ownership: £135,000
Rent: £261.56pcm
Management Charge: £21.13pcm
Buildings Insurance: £5.21pcm

These costs will increase each year with inflation in April

Ground Floor

Entrance Hall

15'8" x 2'11" (4.8 x 0.9)

Doors leading to kitchen, lounge/diner and WC. Stairs to first floor and storage cupboard.

Kitchen

10'9" x 7'6" (3.3 x 2.3)

Fully fitted kitchen with range of fitted wall and base units, worktops, sink unit with mixer tap. Integrated dishwasher and fridge/freezer. Space for washing machine. Window to front elevation.

Lounge/diner

14'9" x 14'1" (4.5 x 4.3)

Patio doors and window to rear elevation. Space for dining table and chairs.

WC

5'6" x 2'7" (1.7 x 0.8)

White wash hand basin and low level WC.

First Floor

Landing with doors to two bedrooms, bathroom, airing cupboard and a wardrobe cupboard.

Bedroom 1

14'1" x 10'2" (4.3 x 3.1)

Two windows to front elevation.

Bedroom 2

14'1" x 8'2" (4.3 x 2.5)

Window to rear elevation

Bathroom

6'10" x 6'2" (2.1 x 1.9)

White suite comprising of wash hand basin, low level WC and bath with shower over.

External

Enclosed rear garden with shed, patio area and Astroturf and side access. The property also benefits from driveway parking for 2 cars.

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 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.

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	

