



Nestled in the charming area of Walton Cardiff, Tewkesbury, this delightful semi-detached house on Knapweed Road offers a perfect blend of modern living and natural beauty. Built in 2026, this new build property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find an inviting reception room that provide ample space for relaxation and entertaining. The fully carpeted interiors create a warm and welcoming atmosphere throughout the home. The property features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is its private enclosed garden, perfect for enjoying the outdoors in a tranquil setting. Additionally, the property includes parking for two vehicles, providing ease and accessibility for you and your guests.

Situated close to a nature reserve, this location offers a wonderful opportunity for outdoor enthusiasts to explore the natural surroundings. The combination of a modern build and proximity to nature makes this property a unique find in the market.

This three-bedroom semi-detached house is available through shared ownership, making it an attractive option for those looking to step onto the property ladder. With its contemporary design and desirable location, this home is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

### 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: 25 %

Open Market Value: £335,000  
 Rent per month: £575.78  
 Service Charges per month: £12.46  
 Buildings insurance per month: £17.31

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.

### 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.

**Kitchen/Dining**  
 15'0" x 12'0" (4.59 x 3.66)

**Lounge**  
 14'4" x 13'2" (4.39 x 4.02)

**Bedroom 1**  
 13'9" x 10'4" (4.21 x 3.15)

**Bedroom 2**  
 14'6" x 8'7" (4.42 x 2.62)

**Bedroom 3**  
 11'1" x 8'11" (3.38 x 2.73)

**Bathroom**  
 9'1" x 7'1" (2.78 x 2.18)

