



Nestled in the charming area of Walton Cardiff, Tewkesbury, this delightful shared ownership house on Daffodil Drive offers a perfect blend of modern living and community spirit. Built in 2021, the property boasts contemporary design and is ideal for first-time buyers or those looking to downsize.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house features two well-proportioned bedrooms, offering ample space for rest and personalisation. The bathroom is thoughtfully designed, catering to both functionality and comfort.

One of the standout features of this property is the convenient parking available for two vehicles, ensuring that you and your guests will never be short of space. The surrounding area is peaceful and family-friendly, making it an excellent choice for those seeking a tranquil lifestyle while still being close to local amenities.

With its modern construction and desirable location, this house on Daffodil Drive presents a wonderful opportunity for anyone looking to invest in a home that combines comfort, style, and practicality. Don't miss the chance to make this lovely property your own.

Shared ownership information & costs

Shared ownership is a part buy part rent property from Two Rivers Housing.

Local connection to Tewkesbury required.

Open Market Value - £260,000

50% Share - £130,000

Rent - £342.81pcm

Service charge - £9.87pcm

Ground Floor

Lounge

10'3" x 15'8" (3.14 x 4.8)

window to front, fitted carpets and radiator

Entrance Hall

Kitchen / Diner

13'8" x 10'5" (4.18 x 3.2)

Window to rear, a range of fitted wall and base units, worktops, sink unit with mixer tap. Space for fridge/freezer and washing machine.

WC

3'5" x 4'11" (1.05 x 1.5)

White wash hand basin and low level WC.

First Floor

Bedroom 1

13'1" x 10'6" (4.0 x 3.22)

2 windows to front and dressing alcove area.

Fitted carpets and radiator

Bathroom

8'6" x 9'0" (2.61 x 2.76)

white bathroom suite with shower over.

Heated towel rail

Bedroom 2

6'11" x 15'8" (2.13 x 4.79)

Twin size room with window to rear and radiator

External

Driveway parking for 2 cars. Enclosed rear garden with rear access.

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.

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
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

