



2 bed semi detached 50% shared ownership home is located on the ever popular residential area of Walton Cardiff, Tewkesbury.

The accommodation comprises of entrance hall, WC, kitchen, lounge with door through to rear garden and rear access. On the first floor there are two bedrooms, bathroom with shower over bath and storage cupboards.

This property also benefits from gas central heating, double glazing, enclosed rear garden, driveway parking for 2 cars.

Ground Floor

Entrance Hall

13'1" x 6'6" (4.0 x 2.0)

Doors leading to kitchen, WC and lounge. Stairs to first floor

Kitchen

10'2" x 6'6" (3.1 x 2.0)

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

Lounge

13'5" x 12'5" (4.1 x 3.8)

Under stair storage cupboard, window and door to rear elevation.

First floor

Landing

Doors to two bedrooms and bathroom. Loft access with ladder, light and fully boarded.

Bathroom

8'10" x 5'10" (2.7 x 1.8)

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

Bedroom 1

13'5" x 10'5" (4.1 x 3.2)

Two windows to front elevation, storage cupboard

Bedroom 2

15'5" x 6'10" (4.7 x 2.1)

Window to rear elevation

External

Front shrub bed, driveway parking for 2 cars. Rear access into rear garden with shed.

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.

Shared Ownership Information

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.

OMV - £260,000

50% Share - £130,000

Rent on remaining share - £288.16pcm (please note the rent element of this payment will increase every April)

Buildings Insurance - £5.21pcm

Affordability checks will be carried out prior to viewing

You must have a local connection to Tewkesbury

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
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	

