



7 School View,
North Wingfield, S42 5BY

25% SHARED OWNERSHIP

£43,750

W
WILKINS VARDY

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WELL APPOINTED BUNGALOW - 25% SHARED OWNERSHIP - TWO GOOD SIZED BEDROOMS - OVER 60 AGE RESTRICTION

Tucked away up this popular cul-de-sac is this delightful end terraced bungalow which presents a superb opportunity for those seeking an affordable home. Built in 2008, this property boasts a modern design and is perfect for those looking to downsize.

The bungalow features two generously sized bedrooms, providing ample space for relaxation and rest. The modern kitchen is well-equipped, while the bathroom offers a comfortable and stylish space for your daily routines. The inviting reception room serves as a perfect gathering space.

This property is only available to people over the age of 60 and is being sold on a 25% shared ownership scheme, allowing you to own a proportion of the home while renting the remaining part, making it an accessible option for many. Additionally, the absence of a chain means a smoother transition into your new home.

With its appealing features and convenient location, this bungalow is a wonderful opportunity to secure a lovely home in a friendly community.

- 25 SHARED OWNERSHIP BUNGALOW
- AN AFFORDABLE WAY TO OWN THIS MODERN TWO BED PROPERTY
- OPTION TO PURCHASE MORE SHARES IF NEEDED
- MODERN KITCHEN AND BATHROOM
- NO CHAIN - READY FOR IMMEDIATE OCCUPATION
- OVER 60 AGE RESTRICTION
- A RENT WILL BE PAID ON THE REMAINING 75% - £362.66 per month
- QUALIFYING CRITERIA APPLIES
- ALLOCATED OFF STREET PARKING
- OPTION AVAILABLE TO PURCHASE THE 100% SHARE AT £175,000 IF REQUIRED

General

Gas central heating (Vaillant ecoTEC Sustain boiler)
uPVC double glazed sealed units throughout
25% shared equity
Wheelchair accessible
Gross internal floor area - 59.7 sq m/642 sq ft
Council Tax Band - A
Tenure - Leasehold
Secondary School Catchment Area - Tupton Hall School

Shared Ownership

Shared ownership is a great way to get on the property ladder, or to continue your journey as a home owner. It is a part-buy, part-rent scheme designed to help people who are not in a position to buy a home outright on the open market. Shared ownership allows you to buy a share of a home through cash or a mortgage and make rent repayments on the rest, with the opportunity to increase your share over time. You can progress to full ownership in most homes.

Buying a percentage means your deposit and mortgage repayments will be much smaller than usual. You should be able to put down at least 5-10% deposit on the share of the property you're interested in, plus have money set aside for things like removals and legal fees. You can buy with a partner, friend or sibling but you don't need to. Your household income will need to be under £80,000 a year and you must not be able to purchase a suitable property on the open market. You must also have no mortgage or ownership commitments with any other property whilst owning one of ours.

If you make an offer on this property, you will have to be approved by ACIS Housing who will assess your application and undertake financial affordability checks. With a 25% purchase, the rent that will need to be paid to ACIS Housing would be £362.66 per month.

If you want to buy more shares over time, you can. This is called 'staircasing'. So, as you get more shares, you'll pay less in rent as a result.

Entrance Hall

With two built-in cupboards, one of which houses the Vaillant ecoTEC Sustain boiler.

Bedroom Two

9'9" x 9'8" (2.97m x 2.95m)
A dual aspect front facing bedroom.

Living Room

14'3" x 9'7" (4.34m x 2.92m)
A good sized front facing reception room.

Master Bedroom

13'3" x 9'9" (4.04m x 2.97m)
A rear facing double bedroom.

Bathroom

Having a panelled bath with mixer shower over and glass shower screen, pedestal wash hand basin and low flush WC.
Part tiled walls.
Vinyl flooring.

Kitchen Diner

13'0" x 9'7" (3.96m x 2.92m)
Having a fitted range of beech effect wall and base units with a complimentary matching work surface and a one bowl stainless steel sink with mixer tap.
There is an integrated fridge freezer and washing machine, oven and four ring gas hob with extractor above.
Stainless steel splashback.
Tiled flooring.
A door to the rear gives access to..

Outside

To the front there are railings and a paved path leading to the front door.

To the rear, there is a small enclosed low maintenance garden with paved patio and artificial turf.
There is a shed and an allocated off street parking space.
There is also access to communal gardens.

Leasehold

The property is understood to be leasehold tenure, with 84 years unexpired term. We are not aware of any ground rents or service charges applicable beyond the rent charge on the 75% share noted above.

We believe the monthly rent to be £362.66 per month. These charges will be in addition to any mortgage costs on the purchased share.



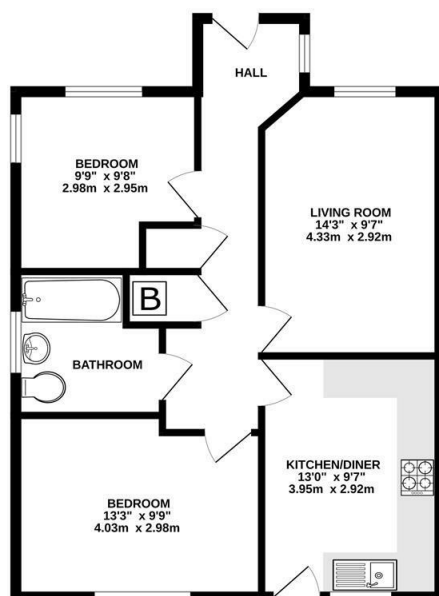
aprift
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 32005

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	83
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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

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VIEWINGS

2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations



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