



Bowness-on-Windermere

£160,000

1 Belle Isle View, Bowness-on-Windermere, Windermere, LA23 3AW

A fantastic, yet rare opportunity to purchase a shared equity, 2 bedroomed semi detached home with enclosed rear garden excellent views of Lake Windermere and off road parking for 2 cars. Conveniently situated above Bowness village in an elevated position.

Ideal as a starter home this property is offered on a shared ownership scheme of 50% with the option to purchase the remainder if desired. Local occupancy conditions apply.

Quick Overview

- 2 Bedroom semi detached home
- Rear garden and glazed balcony decking
- Fantastic views of Lake Windermere
- Good decorative order
- Ideal starter home for locals
- Close to all village amenities and Lake Windermere
- Very affordable rent for 50%
- Off road parking for 2 cars
- Superfast Broadband Speed of 80Mbps
- Local occupancy clause applies



2



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Superfast
Broadband



Off Road
Parking

Property Reference: W5957



Sitting Room



Breakfast Kitchen



Bedroom 1



Bedroom 2

Description: A modern semi detached house situated in a small cul de sac of similar properties with off road parking for 2 cars and enclosed rear garden and decked balcony.

Presented in a clean and decorative order, the accommodation comprises of a utility room/porch with plumbing for washing machine, tumble dryer outlet, worktops, tiled floor and spot lighting. A Breakfast Kitchen consisting of a good range of cream fronted wall and base units with worktops, complementary splashback tiling and stainless steel sink unit. Integrated appliances of 4 ring Bosch electric hob with stainless steel extractor hood above, Bosch double oven and grill, fridge and freezer, dishwasher. Understairs cupboard and telephone point. Moving into the Sitting Room with beautiful views to Lake Windermere and the fells beyond, raised decked balcony and uPvc double glazed window and door.

Onto the first floor, there is a landing cupboard housing a Worcester boiler and shelved linen cupboard with access to boarded loft via retractable ladder. Bedroom 1 consists of fitted wardrobes and shelving with fantastic views of Lake Windermere and Bedroom 2 includes a built in cupboard and a Velux window. Finally, the bathroom has a three piece suite of bath with shower over, pedestal wash basin and WC, part-tiled walls and Velux window. A local occupancy clause exists on this property, please ask for more information.

Please Note: We understand that 50% of the property is owned by Home Group Housing Association and the remaining 50% can be bought and sold like any normal property. Home Group also stipulate that the purchasers must have a maximum household income and must not own any other property at the time of purchase.

Location: Elevated above the village in a quiet cul de sac location yet conveniently only a few minutes walk away from the shops, restaurants and amenities of Bowness. From the centre of Bowness take the Kendal Road opposite St Martin's Church and bear left into Brantfell Road. Travel up the hill and Belle Isle View is the first turning on the left.

Accommodation: (with approximate measurements)

Utility Room/ Glazed Porch

Breakfast Kitchen 14' 4" x 11' 8" max (4.37m x 3.56m)

Sitting Room 14' 5" x 9' 7" (4.39m x 2.92m)

First Floor Landing Cupboard

Bedroom 1 14' 3" into wardrobes x 9' 7" (4.34m into wardrobes x 2.92m)

Bedroom 2 8' 3" x 7' 6" (2.51m x 2.29m)

Bathroom

Property Information:

Outside: There are 2 off road parking spaces to the front of the property. To the rear is a tiered garden with a raised decked balcony enjoying fantastic views of Lake Windermere, a gravelled area and an artificial lawn being a very manageable garden.

Services: Mains gas, water, drainage and electricity. Gas fired central heating and double glazed windows.

Tenure: The property is held in a 50/50 shared ownership with the housing association, Home Group, there is an option to purchase the remaining 50% freehold if desired. Leasehold on a 99 year lease commencing 1st February 1988 with a monthly rental of £170.50

Council Tax: Westmorland and Furness Council - Band C.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words: <https://w3w.co/tend.shook.windows>

Notes: *Checked on <https://checker.ofcom.org.uk> 31st May 2023 - not verified.



Bathroom



Garden



Decked Balcony

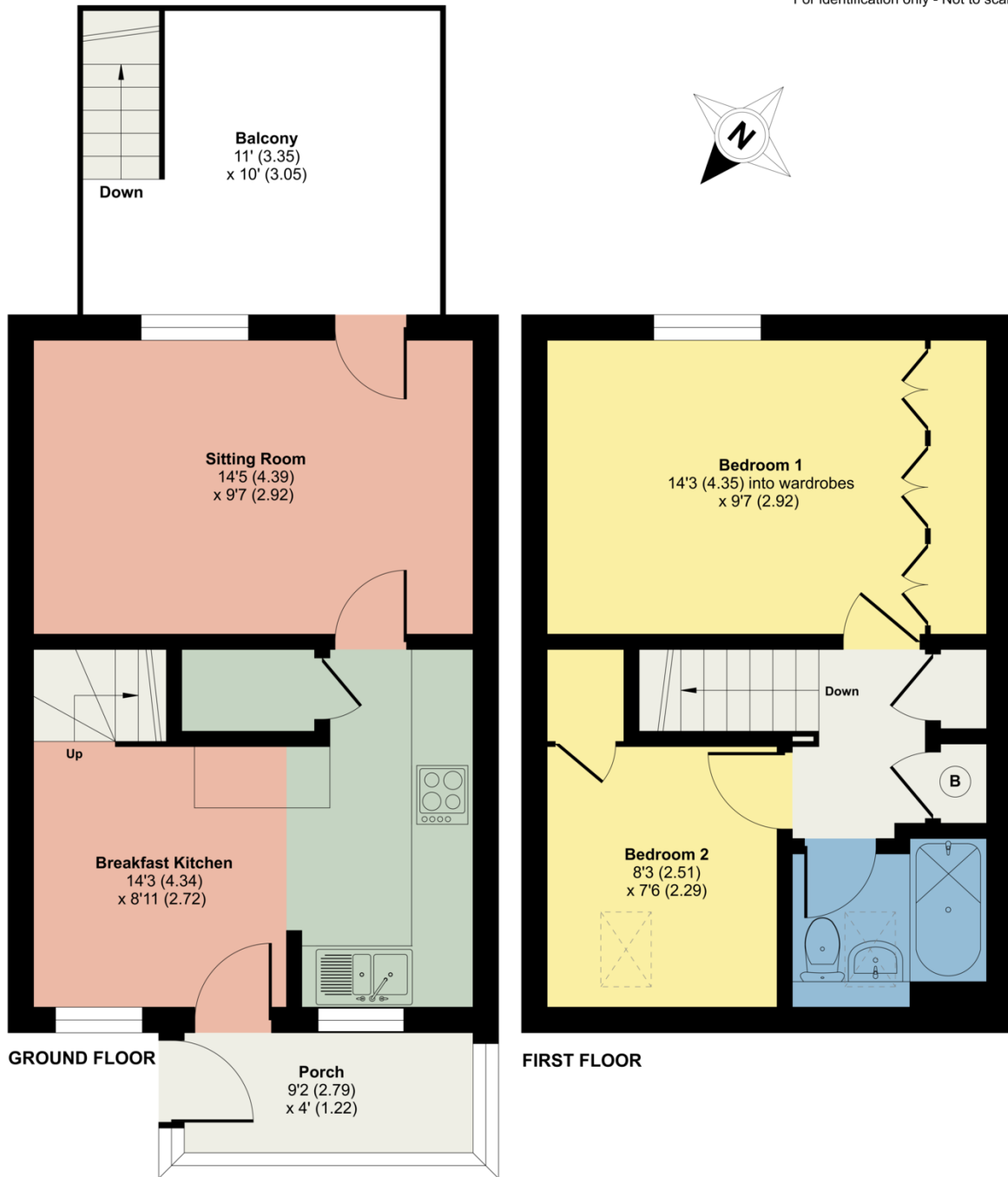


Views

1 Belle Isle View, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 668 sq ft / 62 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 990169

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