



- MODERN SPLIT LEVEL HOUSE IN SOUGHT AFTER RESIDENTIAL LOCATION
- SHARED OWNERSHIP - 50% SHARE
- TWO BEDROOMS
- FAMILY BATHROOM, SEPARATE CLOAKROOM
- RECEPTION ROOM
- MODERN FITTED KITCHEN BREAKFAST ROOM
- GAS CENTRAL HEATING, DOUBLE GLAZING
- FRONT AND REAR GARDENS, ALLOCATED PARKING

Shackleton Walk, Teignmouth, TQ14 9FG

Shared Ownership £135,000

Opportunity to purchase 50% of this shared ownership property. A modern split level house in a highly sought after residential location situated on the edge of Frobisher woods with easy access to both primary and secondary schools. The well presented property briefly comprises; two bedrooms, family bathroom, separate cloakroom, reception room, modern kitchen breakfast room, gas central heating, double glazing, front and rear gardens, allocated parking.



Property Description

Obscure double glazed entrance door through to...

ENTRANCE HALLWAY

Stairs rising to upper floors. Radiator. Door to useful under stairs store cupboard with hanging rail, fitted shelving and central heating radiator. Doors to...

CLOAKROOM

uPVC obscure double glazed window, low level WC, pedestal wash hand basin with tiled splash backs, fitted mirror, radiator, fitted extractor.

KITCHEN/BREAKFAST ROOM

uPVC double glazed window overlooking the front aspect with views across the front gardens to Frobisher woods. range of modern fitted cupboard and drawer base units under laminate rolled edge work surfaces with corresponding splash backs, single drainer stainless steel sink unit with mixer tap over, under counter appliance space, integrated brushed chrome electric oven and corresponding four ring gas hob with splash back and chimney style extractor hood, larder style unit and corresponding eye level units, wall hung Glow Worm gas boiler providing the domestic hot water supply and gas central heating throughout the property, space for table and chairs.

From the entrance hallway, short flight of stairs up to...

RECEPTION ROOM

Two radiators, uPVC double glazed window and uPVC double glazed French patio doors with outlook and giving access into the enclosed rear gardens.

Steps up to...

DOG LEG LANDING

Radiator. Door through to...

BEDROOM TWO

uPVC double glazed window overlooking the front aspect, radiator, vaulted ceiling (providing potential for mezzanine).





FAMILY BATHROOM

uPVC obscure double glazed window, suite comprising bath with fitted Mira shower, glazed shower screen, tiled to bath/shower enclosure, pedestal wash hand basin, WC, radiator, fitted extractor.

Stairs to upper level. Radiator. Door to linen cupboard housing hot water cylinder and with slatted shelving. Door to...

BEDROOM ONE

Two uPVC double glazed windows overlooking the rear aspect and gardens, radiator, double doors to built in wardrobe with hanging rail and fitted shelving. Door to single wardrobe with fitted shelving.



OUTSIDE

The property is approached over a tarmac walkway with gated access to the front gardens divided by a pathway leading to the main entrance. To the rear of the property, accessed via the reception room, with a gated pedestrian access, is a fully enclosed low maintenance garden with level area of artificial lawn, paved patio and raised sun deck. Timber garden shed. Flower bed to the head of the garden. The garden is ideal for those with pets and/or small children. Number 10 benefits from ALLOCATED OFF ROAD TANDEM PARKING.

MATERIAL INFORMATION - Subject to legal verification

Shared Ownership - 50% of share being sold

Tenure

Leasehold

Lease type

Shared ownership house lease

Lease term

99 Years from and including 1 January 2010

For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document. (Available from agent)

Maximum share you can own

You can buy up to 100% of your home.

Transfer of freehold

At 100% ownership, the freehold will transfer to you.

Landlord

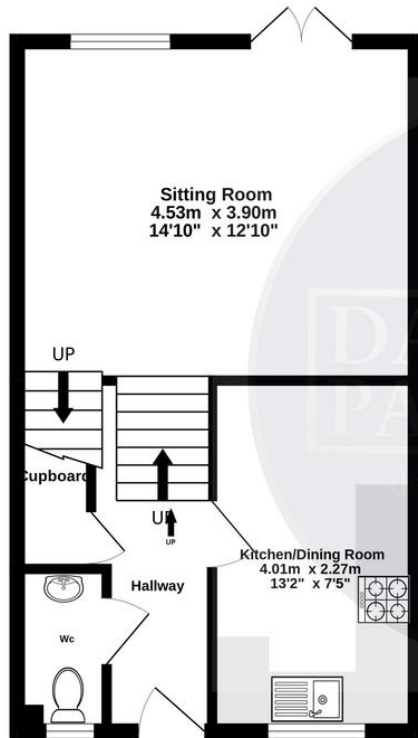
LiveWest Homes Limited

Skypark, 1 Wellington Way, Clyst Honiton, Exeter, EX5 2FZ

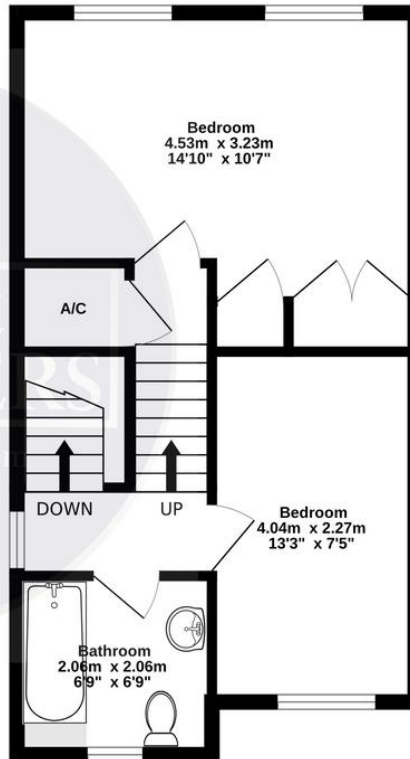
Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with



Ground Floor
36.6 sq.m. (393 sq.ft.) approx.



1st Floor
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA : 74.6 sq.m. (803 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the landlord and agree to pay rent to the landlord on the remaining share.

Review date

Rent and service charge is reviewed annually in April

Annual Service Charge

£322.99 (this is subject to change)

Council tax band B

Pets

Please note prior written consent is required from LiveWest for pets.

Share Purchase Price and Rent Examples

The share purchase price is calculated using the full market value and the percentage share purchased.

If you buy a 50% share, the share purchase price will be £135,000 and the rent will be £216.46 a month.

Your annual rent is calculated as 1.92% of the remaining share of the full market value owned by the landlord.

All figures are subject to change.

Monthly payment to the landlord

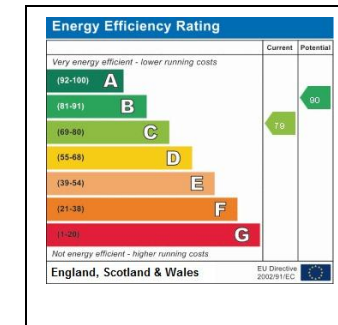
In addition to the rent above, the monthly payment to the landlord includes:

Service charge £26.91

Buildings insurance £12.42

Total monthly payment excluding rent £39.33

(these are subject to change during the purchase process)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements