



Helping *you* move



1 Old Coach Court, Nomans Heath, SY14 8EN

50% Shared Ownership

£105,000

A modern three bedroom detached home with two parking spaces and enclosed rear garden, offered for sale on a 50% shared ownership basis and situated in the popular South Cheshire village of Nomans Heath.

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Overview

- Modern Detached House
- Three Bedrooms
- 50% Shared Ownership Basis
- Lounge/Diner
- Kitchen, Bathroom
- Popular Village Location
- Two Parking Spaces
- Enclosed Rear Garden
- EPC C
- Council Tax Band C
- Leasehold



Location

Nomansheath, which has a local shop/post office, is situated approximately 1.5 miles from Malpas where a comprehensive range of day to day amenities are available including two highly regarded schools, one of which being the renowned Bishop Heber High School. There are also a variety of shops and restaurants, doctors and dentist surgeries. The North Shropshire market town of Whitchurch is about 6 miles. Chester, Wrexham, Crewe and Nantwich are all within about 18 miles and access to the M53 and M56 is readily available.

Brief Description

This modern three bedroom detached home is offered for sale on a 50% shared ownership basis with the option to increase your owned share of the property up to 80%. It is situated in a peaceful area in the popular South Cheshire village of Nomans Heath which has the benefit of a local shop/post office and is within a short drive of the bustling village of Malpas which has an excellent range of amenities and highly regarded schools. The good size accommodation comprises Entrance Hall, Cloakroom with WC, Lounge/Diner with door opening onto the rear garden, Kitchen, Three Bedrooms and Bathroom with modern suite. Outside, there is an enclosed garden to the rear with paved patio and lawned area and the property also benefits from off road parking for two vehicles.



TENURE

We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Lease length 125 years starting 1 June 2014 with 115 years remaining. Vacant possession upon completion

RENT

We are advised that for a 50% owned share the rent would currently be £322.96 pcm. The amount of the rent is reviewed annually.

LOCAL AUTHORITY

Council Tax Band C. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

SERVICES

We are advised that mains electricity, gas, water and drainage are available. Please note there is an outstanding 104 agreement with regard to the drainage Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband **checker website**. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch proceed on the A41 to Chester, upon reaching Nomansheath bear right at the roundabout past Cross O'The Hill Road, continue on and the property can be found after a short distance on the left hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC C. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

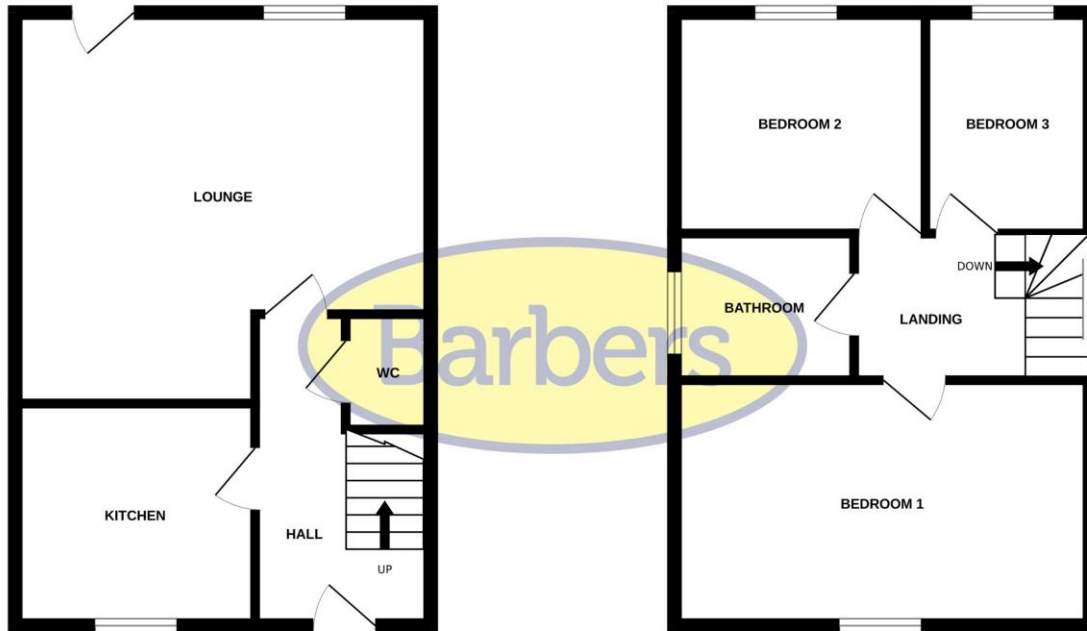
AGENTS NOTE

We are advised that there is a restrictive covenant that does not allow any caravan, motor home or commercial vehicle to be parked at the property. This will be confirmed by solicitors during the pre-contract enquiries.

WH35302 30324

GROUND FLOOR

1ST FLOOR



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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LOUNGE

15' 9" x 15' 9" (4.8m x 4.8m) max

KITCHEN

9' 8" x 8' 8" (2.95m x 2.64m)

BEDROOM ONE

15' 8" x 9' 8" (4.78m x 2.95m) max

BEDROOM TWO

12' 4" x 6' 8" (3.76m x 2.03m)

BEDROOM THREE

9' 5" x 8' 7" (2.87m x 2.62m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

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Email: whitchurch@barbers-online.co.uk

Barbers

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.