



4 Tawny Owl Way, Holt

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Independent Estate Agents

Pointens





**4 Tawny Owl Way, Holt
Norfolk NR25 6GN**

North Norfolk Coast 3 miles,
Norwich 20 miles

The property offered for sale is a shared ownership home situated towards the south eastern outskirts of the town. In excellent order throughout the property offers 3 bedrooms, 2 car parking spaces and an enclosed rear garden.

GUIDE PRICE £84,000



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The Property

The property offered for sale is a very well appointed semi detached three bedroom house constructed by reputable builder, Lovell Homes. Being part of a shared ownership scheme, this is an ideal opportunity for first or second time buyers to get onto the property ladder. The accommodation briefly comprises an entrance hall, an 18' kitchen/diner, a sitting room and a cloakroom. A first floor landing leads to three bedrooms and a family bathroom. The property enjoys the benefit of UPVC sealed unit windows and doors and gas fired central heating throughout. Outside, there are two allocated parking spaces to the front of the house and to the rear is a fully enclosed garden.

The Location

Holt is an old Georgian former market town offering some of the most exclusive shops to be found in North Norfolk including an excellent range of delicatessens, gift shops, art galleries, large quality department store, Budgens supermarket and essential services such as banks, and building societies and post office etc. The main doctor's surgery is on the edge of Holt at High Kelling. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham. Holt is well located for easy access to the North Norfolk coast 5 miles away at Weybourne with other coastal villages also nearby including Cley-Next-The-Sea and Blakeney. To reach the centre of the Cathedral City of Norwich with its International Airport and mainline station to London Liverpool Street takes about 40 minutes by car.

Directions

Leave Holt High Street via Station Road. Upon reaching the Holt by-pass turn left and continue on to the roundabout. At the roundabout take the second exit into Heath Drive. Turn first right into Robin Close. And first right into Woodpecker Drive. At the T junction turn left. The entrance to Tawny Owl Drive will then be on your right hand side.

Accommodation

The accommodation comprises:

UPVC front door, leading to -

Entrance Hall

Radiator. Staircase to first floor with cupboard under.

Kitchen/Diner (18'2 x 9'3)

Range of fitted base units with working surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted oven. Gas hob and extractor fan over. Plumbing for automatic washing machine. Space for fridge/freezer. Range of matching wall units. Radiator. Gas fired boiler for central heating and domestic hot water.

Sitting Room (16'3 x 10'6)

Radiator. Television point. Double doors leading to the rear garden.

Cloakroom

W.C., radiator.

First Floor

Landing

Fitted airing cupboard. Radiator.

Bedroom One (13'9 x 9')

Radiator, telephone point.

Bedroom Two (14' x 9')

Radiator, television point.



Bedroom Three (10'5 x 7')

Radiator.

Family Bathroom

Panelled bath with shower over. Pedestal washbasin, W.C. Radiator.

Curtilage

To the front of the property there are two allocated tarmac parking spaces. A pathway leads down the side of the property and to a rear garden which is mostly laid to lawn with a patio area directly behind the house. This is all fully enclosed by wooden panelled fencing.

General Information

Tenure: Leasehold.

Council Tax Band: C (2024/25—£1996.34)

Energy Performance Certificate: Band B.

Local Authority: North Norfolk District Council tel: 01263 513811.

Services: All mains services are connected.

Viewing: Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

Ref: H313225.

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.

SHARED OWNERSHIP

Shared ownership is a scheme designed to help people get on the property ladder. It involves purchasing a share in a property and paying a subsidised rent on the remaining share.

Please note the listing price shown of £84,000 is a 30% share (total open market value being £270,000). This property can be purchased at a minimum share of 25%. Purchasers can staircase to 100% ownership at a later date (fees may apply). Rent will be payable on the remaining share. The % share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial qualification. Rent is calculated at 2.75% of the remaining share. At a 25% share the rent will be £540.38.94 per month (This includes buildings Insurance)

Eligibility

Criteria for eligibility are based on the following points:

Your gross household income must be less than £80,000 per year

You must have funds available to cover legal/mortgage fees and a deposit

You do not own or have a mortgage on any other property

You meet the income criteria for the development/property you are interested in

Your income isn't sufficient to purchase a suitable property outright

If self-employed, you will need two 'years' audited accounts

Any County Court Judgment made against you has been satisfied

You must hold a British or EU passport, or your passport should be stamped with either 'indefinite right to enter' or 'right to abode'

Applicants whose income is severely restricted by childcare/maintenance payments

Applicants with considerable savings but low income

Priority will be given to:

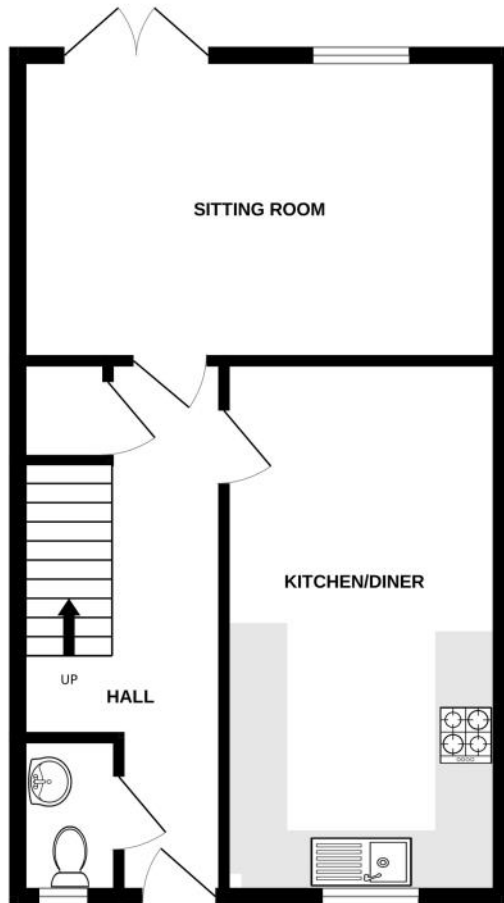
Serving members of the British Armed Forces

First time buyers

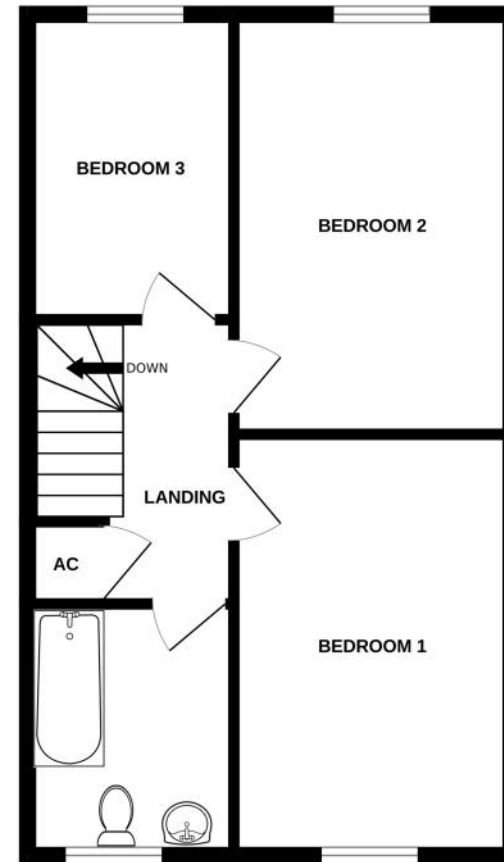
Existing shared ownership owners



GROUND FLOOR
477 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.4 sq.m.) approx.



4 TAWNY OWL WAY, HOLT

TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) 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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