



Connells

Old Garden Pasture
Cranbrook Exeter



Property Description

****40% SHARED OWNERSHIP****

A 2 double bedroom SEMI DETACHED HOUSE in a cul-de-sac position located in the CRANBROOK LOCATION of Exeter close to the local shops, supermarkets, transport links and train station, perfect also for commuters with easy access to the M5 & A38, this home has large rooms with a lounge/diner and patio doors onto the garden, which has been landscaped to include a patio, ideal for summer alfresco dining and artificial grass for low maintenance plus a PARKING SPACE at the front. The accommodation comprises:- Entrance hallway, kitchen, downstairs cloakroom/WC, lounge/diner, first floor landing, 2 bedrooms and bathroom/WC.

Agents Note

This property is currently under shared ownership in conjunction with LiveWest Housing Association who have criteria for any purchase, the advertised price is for the sellers 40% share. £342.96 per month is paid to the Housing Association as rent for the retained share.

Service Charge is £14.19 per month.

Buildings Insurance is £14.19 per month.

Reserve fund payment is £3.02 per month.

Total monthly payment excluding rent: £31.40

Please contact LiveWest Housing Association for guidance on purchase requirements.

In addition, LiveWest Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 40% share and the remaining 60% share from LiveWest Housing Association to enable a Freehold purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.

There is a reservation fee of £500.00. If you complete on the purchase of your home, the reservation fee will be added to your rent account. If you or the seller withdraw from the sale the £500 will be refunded.

Heating is provided by E-On District system.

Entrance Hall

Double glazed obscured front aspect door, wall mounted radiator.

Living Room/ Diner

Double glazed French doors to rear, wall mounted radiator.

Kitchen

Double glazed front aspect window, wall and base units, work surfaces, stainless steel sink unit, electric oven and hob, extractor over, plumbing for washing machine, space for fridge freezer, cupboard housing E-On boiler, wall mounted radiator.

Bedroom 1

Two double glazed front aspect windows, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed obscured side aspect window, bath with electric shower over, low level toilet, wash hand basin, tiling, wall mounted radiator.

Rear Garden

Patio, artificial grass, shed, all enclosed by fencing.

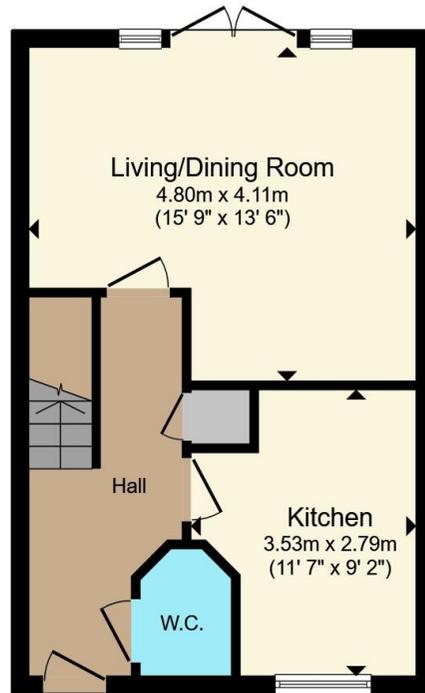
Parking

Allocated parking space.

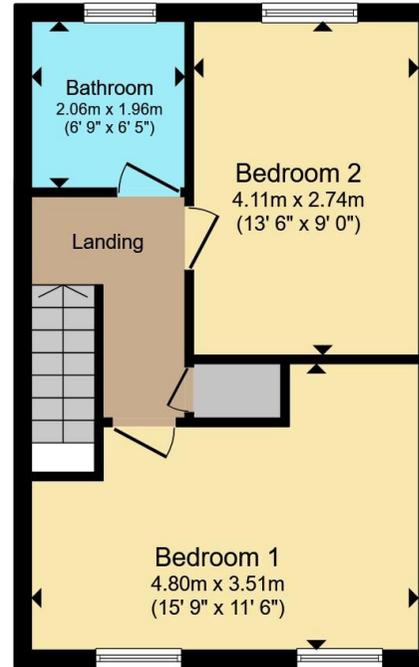








Ground Floor



First Floor

Total floor area 74.4 m² (800 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: C Council Tax
Band: C

Service Charge: 374.36 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317534

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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