



**The Brooks, Exton**  
Oakham, Rutland, LE15 8BS



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**£129,950 Leasehold**

**\*\* 80% SHARED OWNERSHIP \*\*** Set within a quiet cul-de-sac in the very popular village of Exton is this well presented semi-detached starter home offering an excellent opportunity to secure an 80% share within the home. The property boasts an open plan living & dining area, spacious kitchen, two double bedrooms, three-piece fully tiled bathroom and a modern individually thermostat controlled electric heating system. Creating an ideal first time home, the property boasts driveway parking for several vehicles along with a landscaped rear garden with lawn & decking.

As you approach the property and enter through the front door, the entrance hallway is a central point to the house with stairs leading to the first-floor landing. The dual aspect open plan living & dining room has views out to the front and double doors leading out to the rear garden. The kitchen area is fitted with a range of wall and base units along with access to the side of the property. The first-floor landing has two very spacious double bedrooms and a fully refitted bathroom.

This property should be viewed at the earliest possible opportunity and with low monthly costs is a really affordable option for homeownership.





### Shared Ownership Information

The property is owned as a 80% Shared Ownership home with the remaining 20% owned by PA Housing. We are advised that the current charges are applicable for 2019 - Monthly Rent on remaining 20%: £89.86 - Buildings Insurance: £4.99 - PA Housing Admin Charge - £16.67. A 99 year lease was granted on 16th September 1993 and the property is capped at 80% ownership to keep affordable homes within Exton. Call Newton Fallowell for further details.

### Entrance Hall

11'2 x 6'9 (3.40m x 2.06m)

### Living Room

11'2 x 10'10 (3.40m x 3.30m)

### Dining Room

8'10 x 8'6 (2.69m x 2.59m)

### Kitchen

8'10 x 8'5 (2.69m x 2.57m)

### Landing

7'4 x 6'6 (2.24m x 1.98m)

### Bedroom 1

15'1 x 9'3 (4.60m x 2.82m)

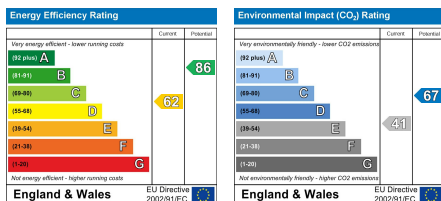
### Bedroom 2

10'7 x 10'6 (3.23m x 3.20m)

### Bathroom

6'9 x 6'9 (2.06m x 2.06m)



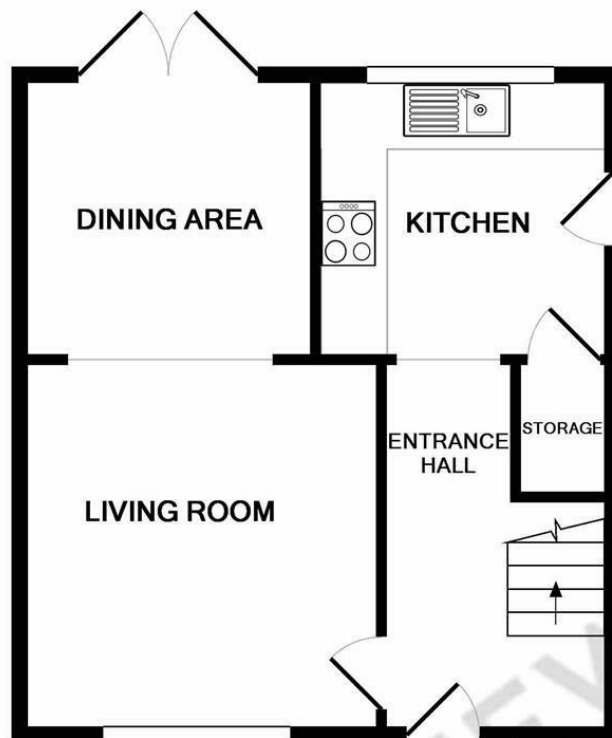
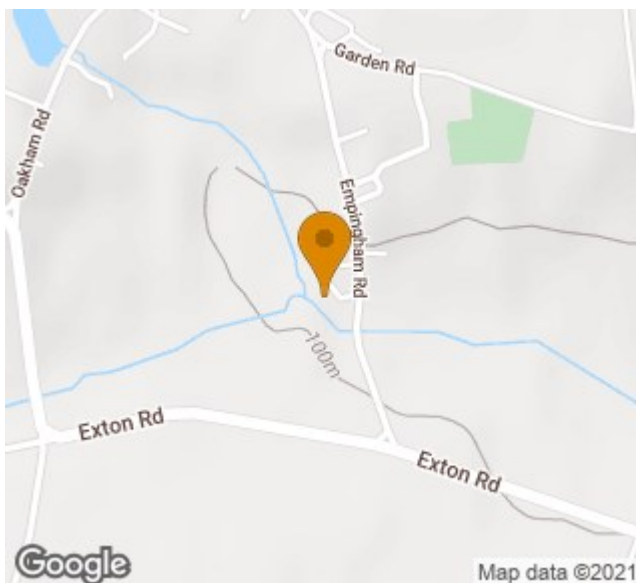


#### AGENTS NOTE – DRAFT PARTICULARS:

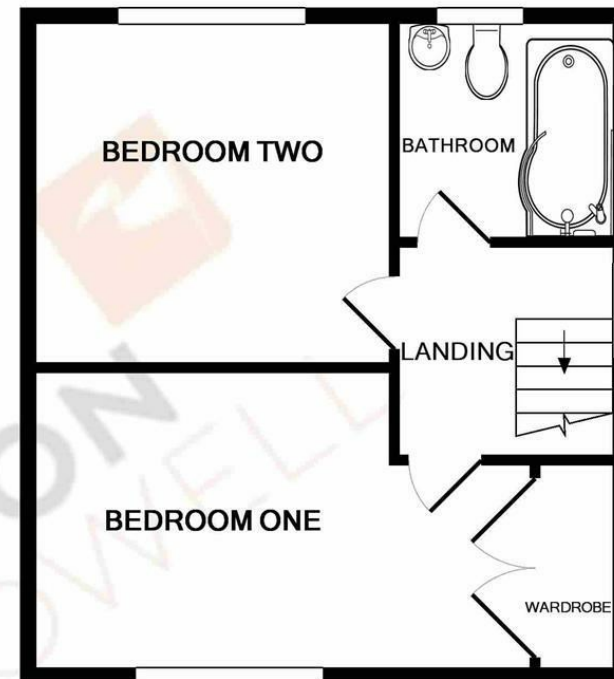
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Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



GROUND FLOOR  
APPROX. FLOOR  
AREA 348 SQ.FT.  
(32.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 348 SQ.FT.  
(32.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 696 SQ.FT. (64.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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