

HALLWAY

LOUNGE  
12' 5" x 11' 8" (3.78m x 3.56m)

KITCHEN  
10' 2" x 7' 8" (3.1m x 2.34m)

BEDROOM  
12' 1" x 8' 7" (3.68m x 2.62m)

BEDROOM  
8' 2" x 7' 9" (2.49m x 2.36m)

SHOWER ROOM

OFF ROAD PARKING

MAINTAINED GARDENS



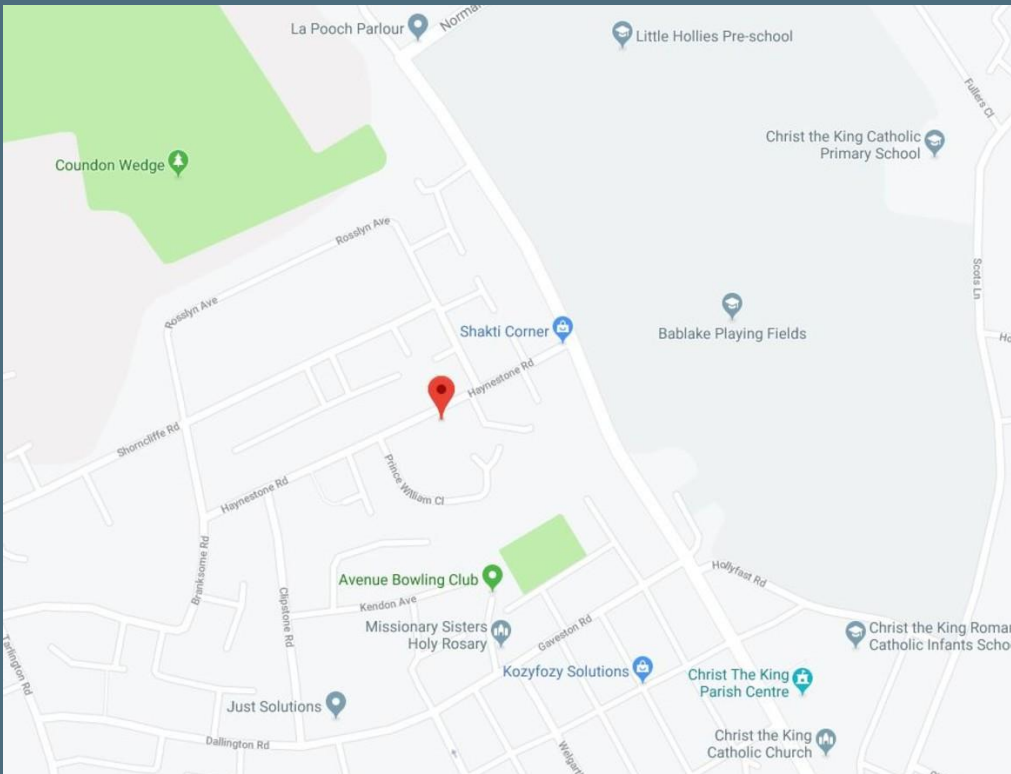
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21 Haynestone Road

Coundon, Coventry, CV6 1GT

£125,000



**IMPORTANT NOTICE**  
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.

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**£125,000**

**21 Haynestone Road  
Coundon, Coventry, CV6 1GT**

- Mid Terrace Retirement Home
- Close to Shops & Public Transport
- Lounge
- Kitchen
- TWO Bedrooms
- Shower Room WC
- Parking
- Maintained Gardens
- Tax Band C
- EPC Rating C

**Viewing is strictly by appointment**



### Property Description

An ideal retirement home is offered by this mid terrace bungalow close to local shops and public transport. The property benefits from double glazing, gas fired central heating.

In brief the accommodation comprises: entrance hall, lounge, kitchen, TWO bedrooms and a shower room WC. Maintained gardens to the front and off road parking.

This property is leasehold and part of a scheme managed by Midland Heart Ltd. The buyer will be purchasing 100% of the property at 70% of the market value, the scheme is NOT shared ownership. Potential purchasers must be age 60 or over, or age 55 with a disability, and will be required to submit an application and undergo an interview prior to an offer being accepted.

There are legal fees to be paid by the purchaser for the grant of a new lease, in the region of £375.00 plus VAT, and a document fee of £80.00 plus VAT. The service charge is currently £137.96 per calendar month which includes building insurance.

