



Chalklands, Linton, CB21 4JH



pocock & shaw

Residential sales, lettings & management

20 Chalklands
Linton
CB21 4JH

A 75% shared ownership retirement bungalow situated in a cul-de-sac in a large well served village 10 miles south of Cambridge.

- Quiet cul de sac location
- Living Room
- Kitchen
- Double Bedroom
- Shower Room
- Off peak electric heating
- Double glazing
- Enclosed rear garden
- Well served village
- Occupiers need to be at least 60 years of age.

£142,500 for a 75% share

South Cambridgeshire District Council retain 25%



Linton is a popular and thriving village situated about 11 miles south east of Cambridge. It has a particularly attractive High Street with many interesting period properties and there is a wide range of local amenities including shops, doctors surgery, post office and inns.

Chalklands is a cul-de-sac situated off Back Lane close to its junction with Coles Lane. Fronting onto a traffic free grassed area at the end of the cul-de-sac, this end terrace retirement bungalow is one of a group in a sheltered scheme built around 1960 for South Cambridgeshire District Council with occupation restricted to persons over 60 years of age. It is being sold on a shared ownership basis to provide an opportunity for retired people to buy their own home at an affordable price level. The Council retains a 25% share but no rent is charged for this. The bungalow is of traditional brick cavity construction and has uPVC double glazing and off peak electric heating.

There is a small community centre within the scheme for use by the residents.

ENTRANCE PORCH

ENTRANCE LOBBY with sealed unit double glazed entrance door, coat hooks and door to

LIVING ROOM 13' 5" x 11' 6" (4.09m x 3.51m) with modern Aeroflow off peak electric heater, electric coal effect fire and surround, BT point, TV aerial point and door to

REAR HALL with modern off peak electric heater and door to rear porch.

KITCHEN 8' 7" x 6' 10" (2.62m x 2.08m) with work surfaces with cupboards and drawers below, inset sink unit, plumbing for washing machine, electric cooker point, wall mounted fan heater, two wall cupboards, store cupboard with insulated electric heat-as-you-use water heater, tiled surrounds and vinyl flooring.

DOUBLE BEDROOM 11' 11" x 9' 4" (3.63m x 2.84m) with modern off peak electric heater and built in wardrobe cupboard.

SHOWER ROOM a 'wet' room with integral shower with electric shower unit, handbasin, wc, electric night storage heater and wall mounted electric convector heater.

OUTSIDE Front area laid mostly to lawn.

Enclosed rear garden about 28ft deep with lawn, shrubs and side gate.

Rear porch with store.

SERVICES Mains electricity, water and drainage connected. Gas supply but meter removed.

TENURE The property is sold on the basis of a 75% shared ownership lease for 125 years from 27th June 2017.

The annual ground rent is £26.

Buildings insurance is £4.40 per quarter.

The variable service charge which covers the upkeep of the common areas, etc, is currently £134.19 per quarter.

South Cambridgeshire District Council retain a 25% share.

The council have a pendant alarm system to summon assistance if needed. It is a voluntary scheme which the occupier can join at a cost of £39 per quarter.

COUNCIL TAX Band B

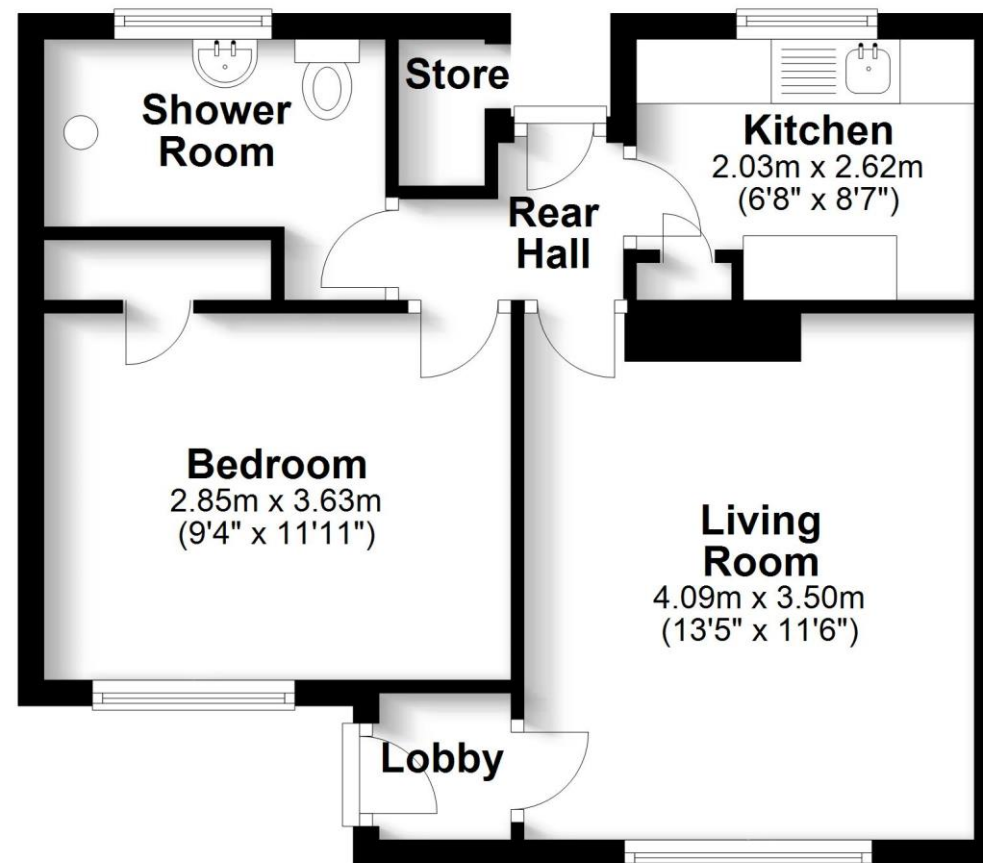
VIEWING By arrangement with Pocock and Shaw .





Floor Plan

Approx. 40.7 sq. metres (438.3 sq. feet)



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 90 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 58 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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