



**John
Wood
& Co**

**Coast &
Country since 1977**

Barnards Hill Lane, Seaton, Devon

£140,000 To be Advised



PROPERTY DESCRIPTION

A superb and beautifully presented two bedroomed semi-detached home, constructed by Baker Estates in 2019, with the usual benefits of a new build, including the remainder of the 10 year NHBC warranty, double glazed windows, and gas fired central heating.

The spacious and bright accommodation briefly comprises; on the ground floor, entrance hall, WC, fitted kitchen, and a living / dining room, with the first floor comprising; two good sized double bedrooms, one currently separated into two bedrooms, together with a family bathroom.

Outside, the property has a good sized garden at the rear, with areas of patio and an area of artificial lawn, and two allocated parking spaces.

Please note; this property comes to the market as a 50% shared ownership, at the value of £140,000 (with the full property value being £280,000). Interested parties will need to apply to Livewest, on a first come first served basis.

FEATURES

- 50% Shared Ownership Offered
- Two Double Bedrooms
- Semi-Detached House
- Good Sized Rear Garden
- Two Parking Spaces
- Light and Bright
- Modern and well presented throughout
- Ground Floor WC
- Double Glazed Windows
- Gas Fired Central Heating





ROOM DESCRIPTIONS

The Property:

Ground Floor -

In the entrance hall, there is a good sized cupboard, and a second under stairs storage cupboard, together with a door to a cloakroom.

The living room, is dual aspect with doors proving access to the rear garden, which is a good size and makes a lovely area for outside entertaining and al fresco dining.

The kitchen is principally fitted to three sides, with a range of matching wall and base units, with inset one and a half bowl stainless steel sink and drainer with cupboards beneath including, space and plumbing washing machine. Inset four ring gas hob, with build in oven beneath and extraction over. Space for free standing fridge freezer.

First Floor

Bedroom one is a good sized double bedroom, with pleasing outward views.

Bedroom Two is a good sized double bedroom, which currently has a divider making the room into two singles, again with pleasing outward views, and a door to a built in wardrobe.

The bathroom is stylishly fitted, with a white suite, which comprises; close coupled WC with co-ordinating seat, pedestal wash hand basin, panel bath, with a shower attachment over and a glazed shower screen. White ladder style towel rail.

Livewest Shared Ownership Information

You can apply to buy the home if the following apply:

- your household income is £80,000 or less
- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs
- you meet the local connection criteria.

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

Livewest have provided documentation and guides including:

- Key information about the Shared Ownership home (KID1)
- Key information about Shared Ownership (KID3)
- A guide to applying for a resale LiveWest shared ownership home
- The local connection criteria

All prospective buyers and interested parties will be provided with copies.

The property has been valued at £280,000, meaning that the 50% share is being sold at £140,000.

Share Purchase Price and Rent Examples

If you buy a 50% share, the share purchase price will be £140,000 and the rent will be £255.51 a month.

Your annual rent is calculated as 2.19% of the remaining share of the full market value owned by the landlord.

Please note: All figures are subject to change

Reservation Fee

£500.00

You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.

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.

Tenure

Leasehold:

125 years from and 1 October 2019

Prior written consent from LiveWest is required for pets.

Annual Service Charge:

£576.44 (this is subject to change)

Monthly payment to the landlord

In addition to the rent above, the monthly payment to the landlord includes:

Service charge £48.03

Buildings insurance £12.60

Total monthly payment excluding rent £60.63

(these are subject to change during the purchase process)

Council Tax

East Devon District Council; Tax Band C- Payable 2023/24: £2,123.78 per annum.

Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

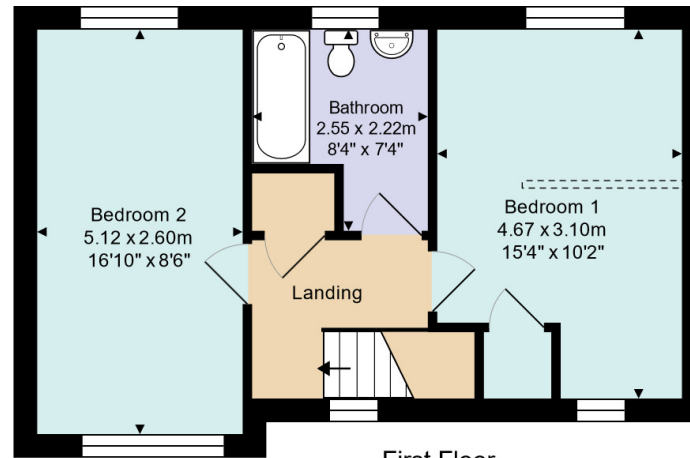
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Opening Hours

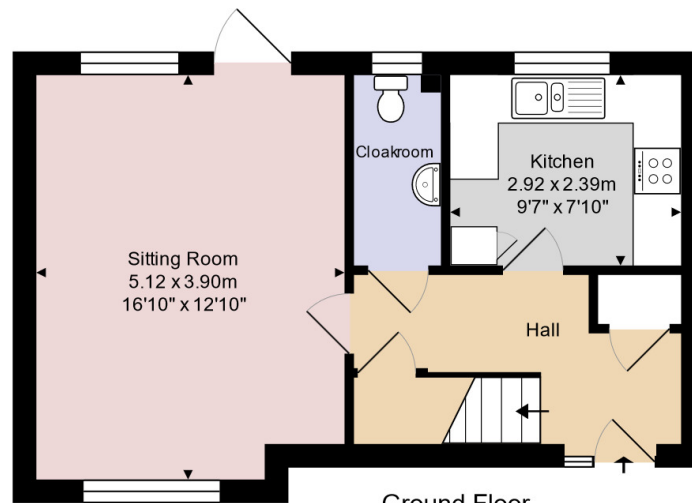
Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by PropertyMark: C0124251



First Floor



Ground Floor



Total Area: 78.9 m² ... 849 ft²
 Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	