

## £156,000 Shared Ownership

McCulloch Meadows, Crowmarsh Gifford, Wallingford, Oxfordshire OX10 8FX



- Guideline Minimum Deposit £15,600
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income Dual £44.2k | Single £50.5k
- Approx. 816 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Driveway (with EV Charging Point)

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £390,000). The village of Crowmarsh Gifford is located just to the east of Wallingford, separated from the town by a medieval road bridge and a particularly picturesque stretch of the Thames. Oxford is approximately fourteen miles to the north-west, Reading a similar distance south-east. The property available is an attractive, recently-built house with neatly-kept gardens to front and rear and a two-car driveway with electric vehicle charging point. Internal features include a good-sized reception room, an under-stairs cloakroom and a full-width kitchen/dining room with sleek, white units. On the first floor is a spacious main bedroom plus a second, comfortable, double bedroom and naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The local primary school is Ofsted-rated 'Good', as is Wallingford (Secondary) School, which is less than a mile from McCulloch Meadows.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years from 14/10/2022).

**Minimum Share:** 40% (£156,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £482.87 per month (subject to annual review).

**Service Charge:** £34.48 per month (subject to annual review).

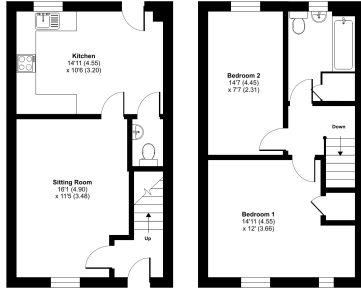
**Guideline Minimum Income:** Dual - £44,200 | Single - £50,500 (based on minimum share and 10% deposit).

**Council Tax:** Band C, South Oxfordshire District Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

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Approximate Area = 816 sq ft / 75.8 sq m  
For identification only - Not to scale



Plan also produced in accordance with RICS Property Measurement 3rd Edition.  
Incorporating International Property Measurement Standards (IPMS) Recommendations.  
Produced for Urban Moves. REF: 1208123

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Sitting Room

16' 1" max. x 11' 5" max. (4.90m x 3.48m)

#### Kitchen / Dining Room

14' 11" x 10' 6" (4.55m x 3.20m)

### FIRST FLOOR

#### Landing

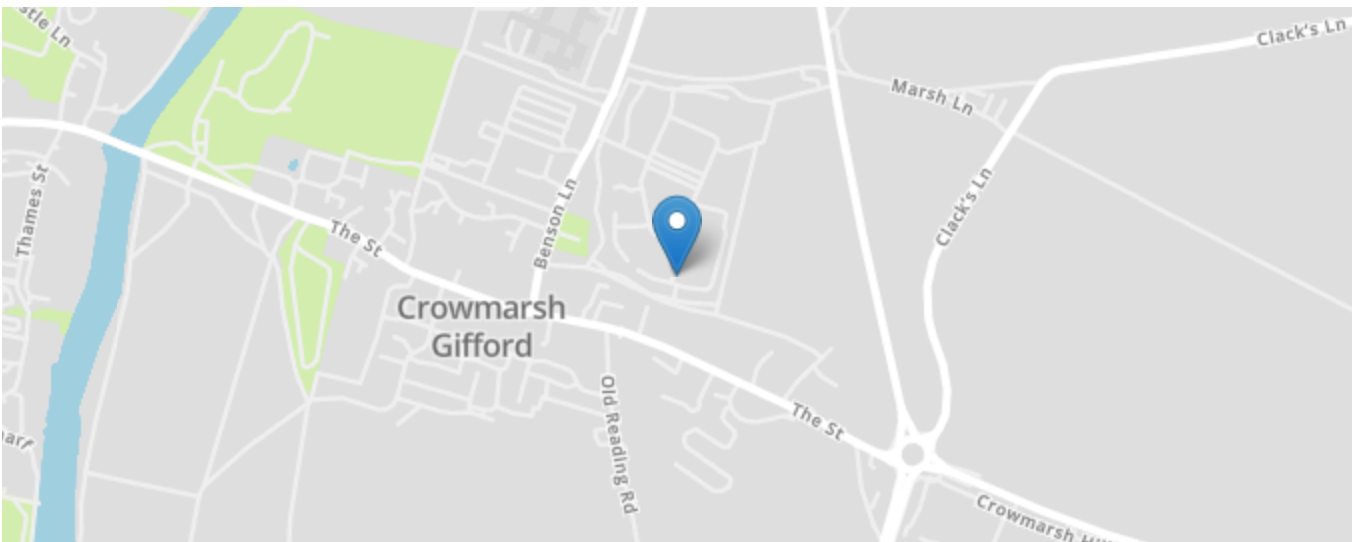
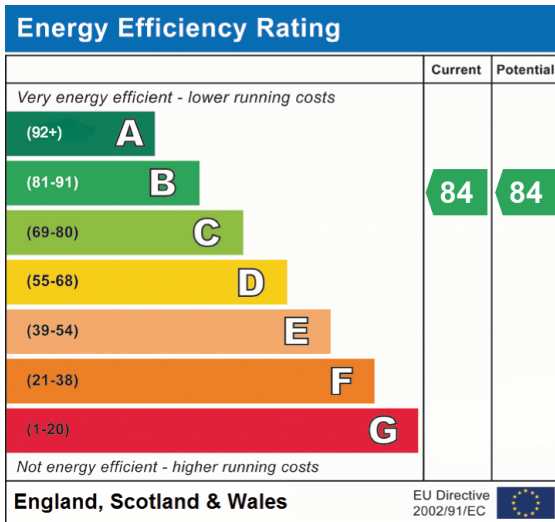
#### Bedroom 1

14' 11" max. x 12' 0" max. (4.55m x 3.66m)

#### Bedroom 2

14' 7" x 7' 7" (4.45m x 2.31m)

#### Bathroom



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.