

RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station



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Rawlings Close, Swanage, Dorset BH19 1FN

*** SHARED OWNERSHIP - PRICE QUOTED FOR 25% SHARE * BRAND NEW semi-detached HOUSE. Full details on request!**

- Semi-detached house available for shared ownership
- 1 reception room
- Gas central heating. Double glazing
- Local eligibility criteria applies
- Price quoted for 25% share (up to 75% share available initially)
- Kitchen
- South facing rear garden
- 3 bedrooms
- Cloakroom/W.C. Bathroom/W.C.
- Off road parking

25% Shared Ownership £102,500

Rawlings Close, Swanage, Dorset BH19 1FN

SITUATION:

To the north of Swanage convenient for access to open country walks, the seafront and beach, St. Mary's Primary School, Days Park and the Beach Gardens. The main town centre is approximately $\frac{3}{4}$ of a mile.

DESCRIPTION:

A semi-detached house, newly built on the Compass Point Development by Barratt Homes. The price quoted is for a 25% share of the home (the maximum you can buy at the outset is 75%) on a part buy, part rent basis with the ability to purchase further shares until you own 100% of the property, at which time it becomes a freehold entity.

ACCOMMODATION:

Double glazed front door with canopy over.

LOUNGE (N):

14'6" x 11'10" (4.43 x 3.61)

14'6" (4.43m) x 11'10" (3.61m) plus door well. Fuse box, radiator, TV and radio points, central heating thermostat. Door to:

KITCHEN (S):

15'2" x 9'9" (4.63 x 2.99)

15'2" (4.63m) x 9'10" (2.99m). Walk-in under stairs storage, radiator, single drainer stainless steel 1½ bowl sink unit with mixer tap and work surfaces with drawers, cupboards and appliance space under, fitted electric oven and gas hob with stainless steel splash back and extractor hood over, shelved cupboards, wall cupboards, space for fridge/freezer, cupboard housing Logic boiler, view to the hills. Door to:

REAR LOBBY:

Double glazed door to the garden. Door to:

CLOAKROOM/W.C.:

Radiator, low level W.C., wash basin with splash back and mixer tap.

FIRST FLOOR

LANDING:

Access to loft space.

BEDROOM 2 (S):

9'10" x 7'1" (3.01 x 2.18)

9'10" (3.01m) x 7'2" (2.18m). Radiator.

BEDROOM 3 (S):

13'8" x 7'8" (4.18 x 2.35)

13'9" (4.18m) x 7'8" (2.35m). Radiator.

BEDROOM 1 (N):

15'0" x 11'10" (4.59 x 3.61)

15'1" (4.59m) x 11'10" (3.61m). Radiator, built-in cupboard, hill views

BATHROOM/W.C.:

Obscure double-glazed window, panelled bath with tiled surround, mixer tap, mains shower unit, wash basin with splash back and mixer tap, low level W.C., extractor unit.

OUTSIDE:

To the front there are two allocated parking spaces and a flower/shrub bed. The rear garden is enclosed and laid to grass and an area of patio. Side access gate.



ELIGIBILITY:

LOCAL ELIGIBILITY CRITERIA APPLIES - You must adhere to one of the following: A) You must have been permanently resident within the District (Dorset Council) for 2 years: B) In permanent employment (full time or part time) within the District for a period of at least 6 months: C) Maintain regular contact with an immediate relative who has resided in the District for at least 5 years. Immediate relatives are classed as Parents, non-dependent children or siblings. Please be aware that viewings will not be arranged until your eligibility has been verified so we will be seeking applicants' permission to provide contact details to the seller.

***TENURE:**

Initially on a new 125-year lease. The Shared Ownership scheme is a Part Buy, Part Rent way of owning your own home for a smaller upfront payment. With Shared Ownership, you buy a share of your home using a mortgage from a bank or building society and pay a subsidised rent on the share you did not purchase. The combined mortgage and rent is usually less than you would expect to pay if you bought a similar property outright. You can buy a minimum 25% share of your home (the maximum you can buy initially is 75%). When you are ready, you can buy more shares until you staircase to owning 100% of your home, at which point it becomes freehold. For a 25% share the rental amount will be £704.69 pcm, and there will be a service charge of £64.09 pcm. We are advised no ground rents are payable.

SERVICES:

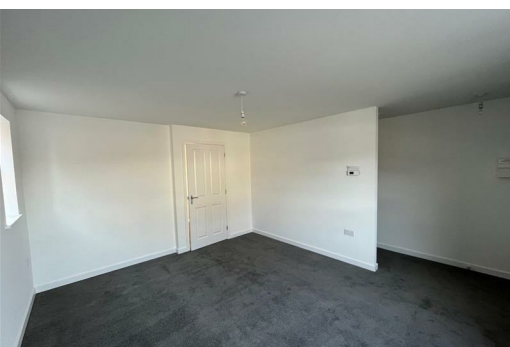
All main services are connected. N.B. Any services or Appliances mentioned above have not been tested by Miles & Son.

COUNCIL TAX

TBC

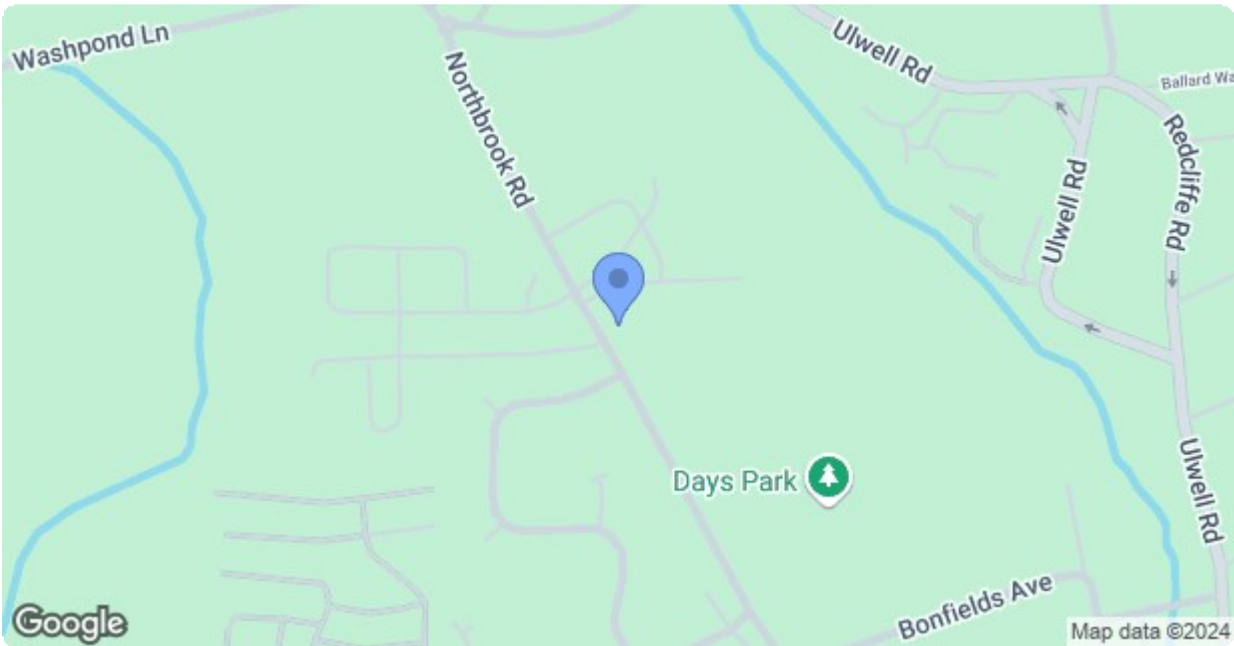
The Property Misdescription Act 1991:

These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements where given are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. An appointment to view should be made and all negotiations conducted through Miles & Son.





All measurements are approximate and for display purposes only



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