

naomi j ryan
estate agents



House - End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



EON District Heating Driveway for 2 Vehicles



Front & Rear Gardens Council Tax Band: C

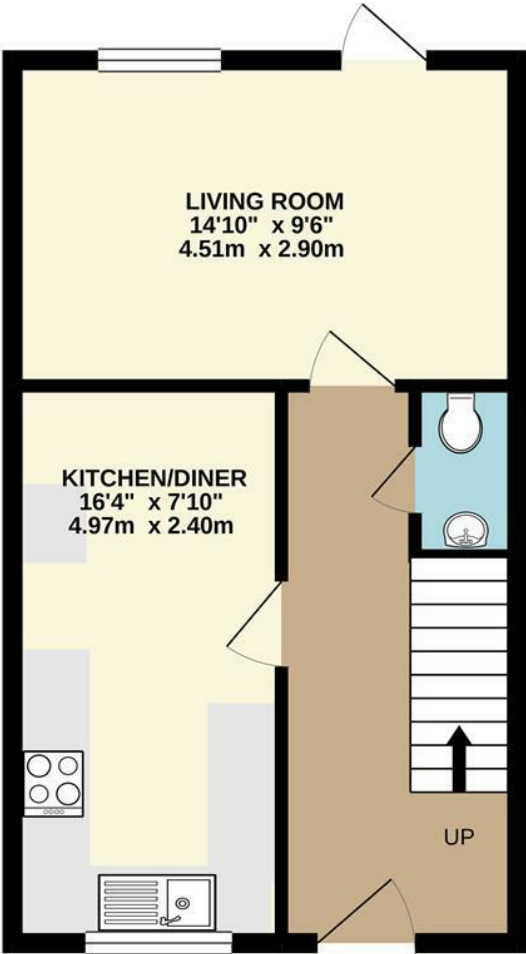


£100,000 Leasehold

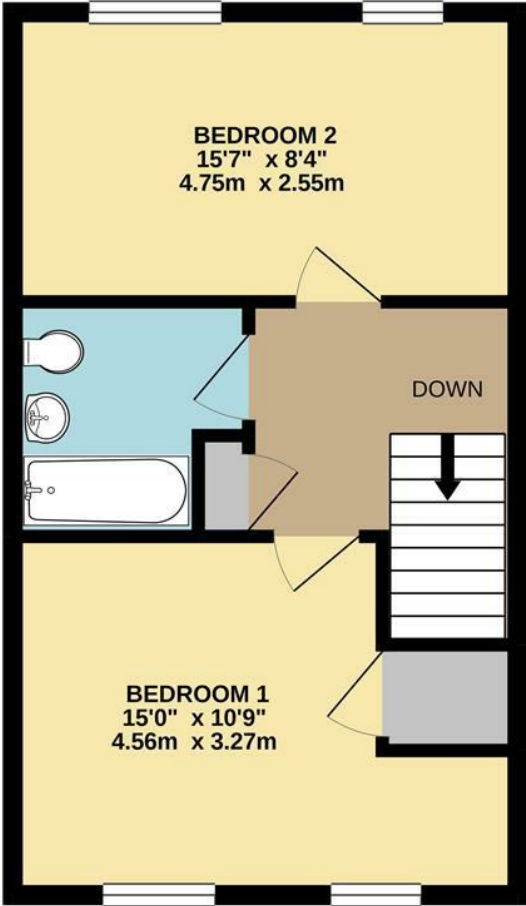
Badger Way,
Cranbrook, Exeter, EX5 7FP

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

A fantastic opportunity to acquire this two double bedroom end of terrace property. Offered for sale under the shared ownership scheme prospective buyers will own a 50% share in this property, with the ability to staircase to 100% ownership, and must demonstrate a local connection.

The accommodation is light and spacious throughout comprising in brief entrance hall, modern fitted kitchen/diner, cloakroom and living room to the ground floor. Two double bedrooms and a family bathroom are situated to the first floor. Outside the property enjoys the use of a well maintained garden and enclosed garden, driveway providing two off road parking spaces in tandem and an area of front garden.

Located within the popular town of Cranbrook the property enjoys close proximity to a range of local amenities including shops, schools, takeaways and public house. There is also convenient access to Exeter Airport, major road networks and a train station.

Eligibility Criteria

An eligible person means a person who is in need of Affordable Housing and who has a strong location connection with the administrative area of East Devon District Council or Exeter City Council (priority will be given to applicants with a local connection to the East Devon District) and who satisfies one or more of the following criteria .

- The person is currently resident in the area
- The person needs to live in the area to take up firmly committed employment
- The person has close family living in the area (i.e. mother, father, daughter, son, sister, brother).
- The person has been resident in the area for at least five of the last ten years.

Shared Ownership Criteria

In order to be considered for shared ownership, you should:

1. be unable to buy a similar property for your needs on the open market
2. have enough savings or access to sufficient funds to put towards the deposit and other purchasing costs, such as legal and moving costs
3. have a gross household income of less than £80,000 per year
4. not currently own or have an interest in another property once you have purchased a Shared Ownership home (although you may apply for Shared Ownership whilst you are in the process of selling or discharging your interest in another property).
5. be registered with, and confirmed eligible for Shared Ownership by, Help to Buy South (please visit www.help2buyagent3.org.uk or call 0800 456 1188).

Leasehold Information

Length of lease: 125 Years from 01/02/2018

Service Charge: £4.73 per calendar month

Rent: £224.20 per calendar month

Buildings Insurance: £7.50 per calendar month

360 Virtual Tour

A 360 degree Virtual Tour is available to view on our web site.


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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	95
(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	

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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