



£150,000

18 THE WILLOWS | KENNETT | CB8 7WT

Brand new two bedroom home provided by Kennett Community Land Trust to provide opportunities for local residents to part purchase affordable housing within the local area. The property is built to a high standard and has achieved an 'A' status for its energy performance. A 50% share is available with the opportunity to staircase to a higher percentage in the future. Eligibility requirements are available on the link in the brochure or from the agent.

Entrance Hall

Snug 11'0" x 8'8" (3.36m x 2.65m)

Kitchen/Diner 16'9" x 13'3" (5.10m x 4.05m)

WC

First Floor Landing

Bedroom 1 13'4" x 13'4" (4.06m x 4.06m)

Bedroom 2 11'0" x 6'4" (3.36m x 1.93m)

Bathroom

Study Area 7'7" x 6'9" (2.30m x 2.05m)

Agents Note

- Tenure - Leasehold
- Length of Lease - 990 Years
- Annual Ground Rent - N/A
- Annual Service Charge - £90 p.a. reviewed each year in line with CPI
- Council Tax Band - To be assessed
- Property Type - Semi-detached house
- Property Construction - Brick with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 81.38m2 (876 sqft)
- Parking - Off-street parking for 2 vehicles
- UTILITIES/SERVICES
- Electric Supply - Mains and solar panels (6 x 355Wp) with Feed-In Tariff split between KCLT & occupier
- Water Supply - Mains
- Sewerage - Mains
- Heating - Air source heat pump with underfloor heating to ground floor and radiators to first floor
- Broadband - Fibre to the Property
- Mobile Signal/Coverage - Good

COVENANTS

•We have been made aware this property does contain restrictive covenants - please refer to the land registry title for more information and visit the CLT website

RESTRICTIONS

•Eligibility requirements for shared ownership (Affordability – there must be an inability to afford open market rents or the purchase of suitable housing, Local connectivity and sustainability – a family, or an employment connection, to Kennett or neighbouring parishes and A recognised housing need.)

•No HGV vehicles

PLANNING PERMISSION

•All proposals relating to the development of Kennett Garden Village

BUILDING SAFETY

- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

ACCESSIBILITY/ADAPTATIONS

•The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

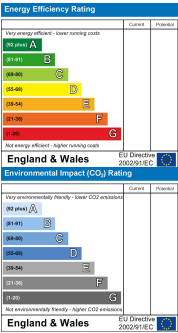
Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at:

The property will have Amtico Spacia flooring downstairs and carpets fitted on the stairs and first floor.

Potential for turning the property into a 3 bedroom house by conversion of the loft space, subject to the relevant permissions.

Directions

01638 750241  
info@clarkephilips.co.uk  
www.clarkephilips.co.uk



MONEY LAUNDERING REGULATIONS 2003  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.