









An attractive mid terrace two bedroom retirement bungalow with its own private garden and driveway, for the over 55s, available for sale on a 70% shared ownership basis with the remaining 30% retained by Home Group. Internally the accommodation includes a hall, a spacious lounge / diner, rear porch, a breakfasting kitchen, two bedrooms and a bathroom/wc, incorporating a shower cubicle. This pleasant development is ideally placed for local amenities, shops and transport links, including major road connections. Benefits of the property include double glazed windows, gas central heating to radiators (where stated), low maintenance rear garden and a driveway to the front, providing off street parking. Available with no upper chain involved, viewing is essential to appreciate this bungalow!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door to

Entrance Hallway

Radiator and doors leading off to the lounge/diner, breakfasting kitchen, the two bedrooms and bathroom.

Lounge/Diner 13'0" x 12'1" + 8'5" x 7'1"



Double glazed window to the front and a double glazed door to the rear porch.

Rear Porch

Double glazed French door to the rear garden and there are double glazed windows.

Breakfasting Kitchen 9'8" x 8'0"



Fitted wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, space has

been provided for the inclusion of a fridge freezer and a washing machine. There is a double glazed window to the front, a radiator and a wall mounted boiler.

Bedroom 1 12'10" x 9'8"



Double glazed window to the rear, a radiator and a built in cupboard.

Bedroom 2 9'3" x 6'11"



Double glazed window to the rear and a radiator.

Bathroom



Four piece suite with a low level WC, pedestal wash hand basin, panel bath and a step in shower cubicle with electric shower, there is a radiator and a double glazed window.

Outside



Driveway to the front and an attractive paved garden to the rear.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is a surrender and regrant lease, the lease will renew to a full 99 years for each new owner. The Service charge is £1371.01 per annum. There is no ground rent.

Ground rent review period (year/month) - n/a
Annual Ground rent increase % - n/a

Any prospective purchaser should clarify this with their Solicitor.

Visit www.peterheron.co.uk or call 0191 510 3323

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City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Annual Payments to Landlord

The annual payment to the landlords includes:

Rent £0.00
Service charge £315.23
Estate charge £0.00
Buildings insurance £265.00
Management fee £325.78
Reserve fund payment £465.00
Warden services £0.00
List other monthly costs £0.00
(e.g. alarm)

Total annual Payment £1371.01

Charges are reviewed annually and will change in April

Eligibility

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

You are over 55 years old or over

Your household income is £80,000 or less

You cannot afford to buy a home that meets your needs using the funds you have (including a mortgage if you are able to take one out)

One of the following must be true:

You are 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 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.

You must have a good credit record. Your application will involve an assessment of your finance by The Mortgage People

Share Purchase Price

Share Purchase Price

£95,000 (70% share)

The share purchase price offered to you will be based on an assessment of what you can afford.

Pets

Yes, permitted with a revocable pet licence will be required at a cost of £125 + VAT.

Subletting

You cannot sublet (rent out) your entire home unless you have your landlords' permission. They will only give you permission in exceptional circumstances. If they give permission, you must sublet your home to someone who meets the eligibility criteria.

If you're a serving member of the armed forces, and you're required to serve away from the area where you live for a fixed period, you may sublet the entire home subject to the landlord's permission.

Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to

the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

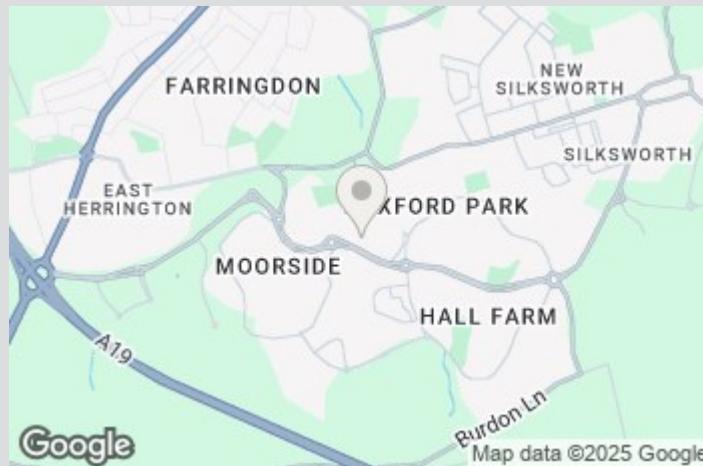
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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