



50 Sandholes Close
Portland, DT5 2LZ

50% Shared Ownership £119,950 Leasehold

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A 50% Shared ownership two bedroom terraced house offering spacious accommodation with a modern fitted kitchen and bathroom, separate ground floor cloakroom, a private garden and allocated parking space. Situated in this popular modern development at Sweethill on Portland. The property has gas central heating, a UPVC double glazed conservatory and windows.

APPLICANTS MUST REGISTER AND BE ASSESSED BY KEY WORKERS HOUSING ASSOCIATION
info@keyworkershousing.co.uk

ENTRANCE HALL

Door and window to front, panel radiator, stairs with cupboard below, and tiled flooring.

CLOAKROOM

Low level WC, wash hand basin with storage below, extractor fan, panel radiator, and tiled flooring.

KITCHEN

9'6" x 7'2" (2.90m x 2.20m)

Window to front, modern range of eye level base and wall units, ceramic sink with mixer tap, tiled splash backs and flooring, built in electric oven with gas hob and extractor fan, plumbing for washing machine, space for fridge freezer, wall mounted 'Worcester' combi boiler, spot lights and panel radiator.

LIVING ROOM

16'0" x 10'9" (4.90m x 3.30m)

Doors and windows to rear, shelving and panel radiator.

CONSERVATORY

13'9" x 9'6" (4.20m x 2.90m)

Triple aspect room, laminate floor, and double doors to garden.

FIRST FLOOR LANDING

Storage cupboard and loft hatch.

BEDROOM ONE

13'1" x 9'6" (4m x 2.90m)

Two windows to front, and panel radiator.

BEDROOM TWO

10'9" x 7'2" and into wardrobe area 9'2" (3.30m x 2.20m and into wardrobe area 2.80m)

Window to rear, panel radiator and extensive range of wardrobes to one wall.

BATHROOM

Window to rear, white suite comprising of a panel bath with mixer tap and wall mounted shower, low level WC, wash hand basin, panel radiator, extractor fan, tiled splash backs and flooring.

OUTSIDE

To front there is a pathway to front door, gravel areas, flower borders, outside tap and light above the storm porch, and a bay tree.

To the rear the garden is mainly laid to paving, and graveled areas, there is a timber storage shed and a rear gate to an allocated parking space.

COUNCIL TAX

Band B





LEASE & RENT

The property has a lease of 102 years remaining. Rent paid on outstanding 50% is currently £243.15/month.

Rent is based on what the market rent would be for a similar dwelling multiplied by outstanding 50% reviewed every 3 years. Last review was 2020, review in 2023 was missed, next review 2026 which will rise to £550.00 per calendar month.

There will be staircasing to purchase further equity subject to agreement.

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APPLICANTS MUST ALSO MEET THE BELOW CRITERIA.

1. You need to have lived or worked within the Borough for at least 2 years or demonstrate local close family connections.
2. You must be British citizens or have the Right to Rent.
3. You have a combined income less than £80k per year.
4. To be your sole residence, which you will live in.
5. Not to be sublet or holiday let.

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 3 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

LEGAL DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

