Barberry, Coulby Newham, TS8 0XG
2 Bed - Bungalow - Detached
25% Shared Ownership £45,000

Council Tax Band: C
EPC Rating: C
Tenure: Leasehold

SMITH & FRIENDS
ESTATE AGENTS

Barberry, Coulby Newham, TS8 0XG

*** OVER 55's ONLY *** SHARED OWNERSHIP LEASEHOLD PROPERTY *** 25% OF THE SALE WOULD BE £45,000 ***

Smith & Friends are delighted to offer to the market this immaculate two bedroom detached bungalow situated within a popular residential area in Coulby Newham and offered with NO CHAIN INVOLVED. The deceptively spacious living accommodation briefly comprises; inviting entrance hallway, two double bedrooms, modern shower room, fitted kitchen and a spacious living room with access to the rear. Externally to the front of the property is a well kept garden and driveway providing parking for 2 vehicles. To the rear is a low maintenance garden, which is split level and fully paved, lined with mature shrubs and trees. Viewings come highly recommended to fully appreciate.

The buyer can purchase more shares simultaneously, in 10% minimum tranches, whilst purchasing the property up to 75%
Lease term: 125 years from 1st January 1998

PLEASE SPEAK TO THE OFFICE REGARDNIG THE FULL CRITERIA.

Charges payable:
The current annual charges payable to Home Group from 1st April 20 26
are £1610.34 and are broken down as follows:

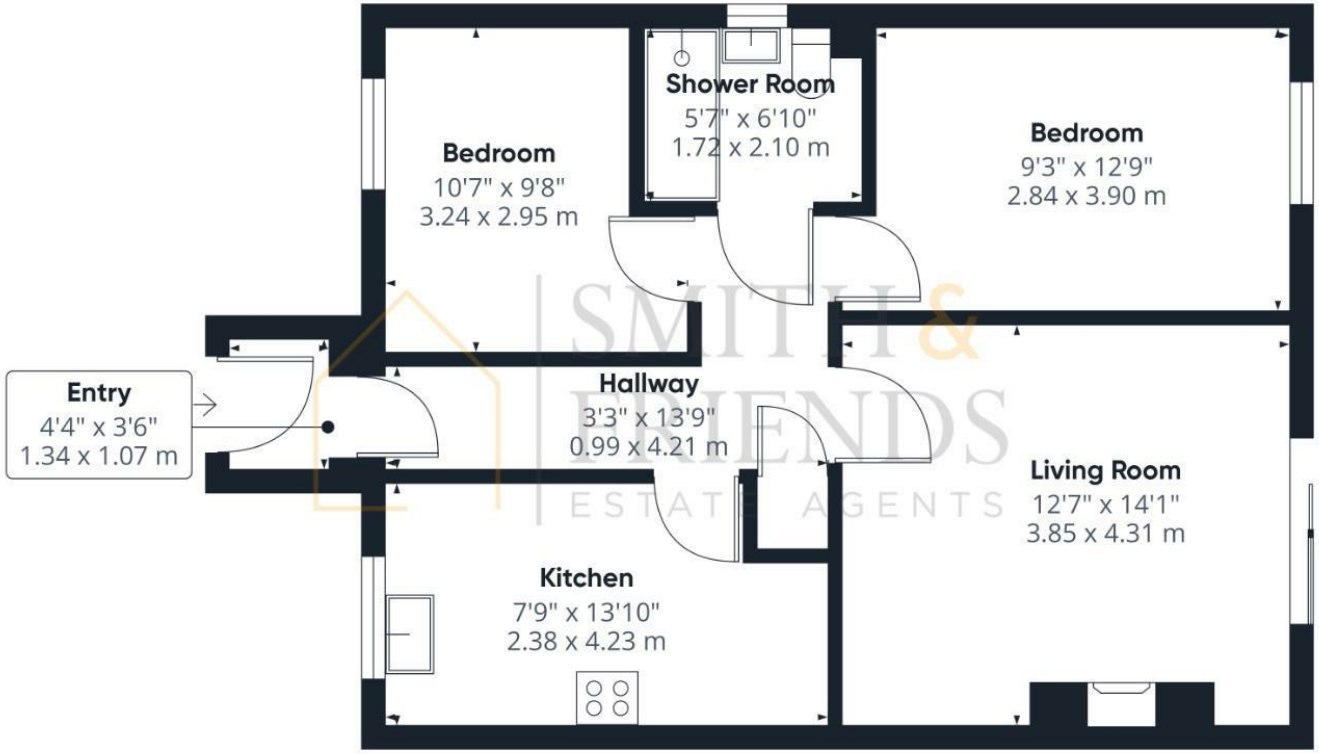
- Management charge – £328.77
- Insurance charge- £271.18
- Service charge - £200.39
- Reserve fund - £810.00

Rent is paid Monthly:

- Rent- £308.14

The above charges are reviewed annually on 1 st April.

In accordance with the requirements of the Estate Agents Act 1979 and the The Property Ombudsman Code of Practice, we hereby give notice that the seller of this property is a close relative of an employee of Smith & Friends Estate Agents. This disclosure is provided for transparency, and negotiations will proceed on the standard terms applicable to all clients and buyers.



Approximate total area(1)

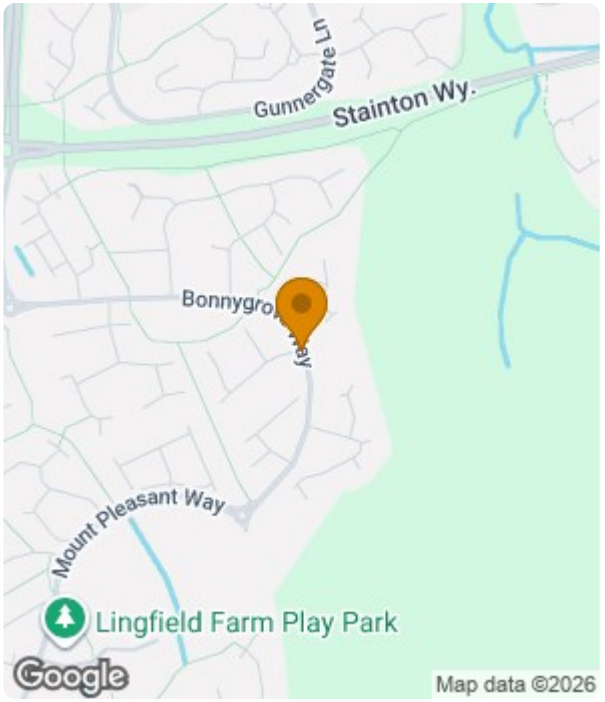
615 ft²

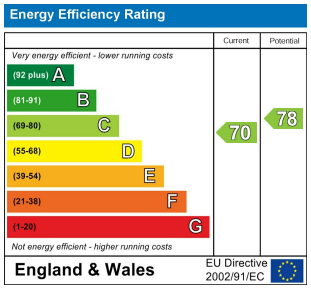
57.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
Tel: 01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS