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12 Ackland Place, Quintrell Downs TR8 4WE

£112,000

THREE BEDROOM SHARED OWNERSHIP HOUSE AT QUINTRELL DOWNS

A RARE OPPORTUNITY TO PURCHASE A SHARED OWNERSHIP, THREE BEDROOM HOUSE WITH A BEAUTIFULLY LANDSCAPED WESTERLY FACING GARDEN AND ALLOCATED PARKING FOR TWO CARS IN THIS HIGHLY DESIRABLE RESIDENTIAL AREA WITHIN QUINTRELL DOWNS.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2

FEATURES:

- THREE BEDROM SHARED OWNERSHIP HOUSE
- 40% SHARE
- ALLOCATED TANDEM PARKING FOR TWO CARS
- BEAUTIFULLY LANDSCAPED WESTERLY FACING GARDEN
- HOT TUB INCLUDED
- PRESENTED TO A BRILLIANT STANDARD THROUGHOUT
- AIR SOURCE HEATING
- LOCAL AREA CONNECTION CRITERIA APPLIES
- ALL APPLICATIONS THROUGH LIVEST

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DESCRIPTION:

This three bedroom home is presented to an exceptional standard and is located at Ackland Place within Quintrell Downs. It is offered for sale on a 'SHARED OWNERSHIP' BASIS' for buyers with a 'LOCAL AREA CONNECTION'. Details regarding eligibility and costs below...

COSTS AND RENTAL PAYMENTS

The share purchase price is calculated using the full market value and the percentage share purchased. Based on a 40% share, the share purchase price will be £112,000 and the rent will be £326.11 a month.

ELIGIBILITY

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

Your household income is £80,000 or less

You cannot afford all of the deposit and mortgage payment to buy a home that meets your needs ...

One of the following must also be true:

You're 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 to buy 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.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

LOCAL AREA CONNECTION CRITERIA APPLY TO THIS PROPERTY...

SERVICE CHARGE AND OTHER INFORMATION

The monthly payment to the landlord is £29.16.

You can buy up to 100% of your home at which point the freehold will be transferred to you

This property is presented to a brilliant standard throughout. A spacious hallway with a WC and storage cupboard guides you into the kitchen at the front which has space for a washing machine, tumble dryer and fridge freezer with an integrated oven and electric hob. The lounge diner at the rear is a brilliant family room with doors opening into the garden. All three bedrooms can be found on the first floor, the main bedroom has the luxury of built in wardrobes and all three are decorated and presented to a great standard. The family bathroom is immaculately presented with a bath and shower over with a wash basin and wc.

Externally, the westerly facing garden has been fully landscaped and is very mature with an abundance of plants and shrubs. There's a patio, a decked area and a lawned area enjoying a sunny aspect with two allocated parking spaces at the side. The hot tub is included in the sale.

ALL APPLICATIONS ARE DEALT WITH BY LIVEWEST ON A FIRST COME, FIRST SERVE BASIS.

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Hallway
5.41m x 1.73m (17'9 x 5'8)

Cloakroom
2.87m x 0.99m (9'5 x 3'3)

Kitchen
3.66m x 2.87m (12'0 x 9'5)

Lounge Diner
5.21m x 3.23m (17'1 x 10'7)

Bedroom 1
3.94m x 2.90m (12'11 x 9'6)

Bedroom 2
3.40m x 2.90m (11'2 x 9'6)

Bedroom 3
2.54m x 2.24m (8'4 x 7'4)

Bathroom
2.21m x 1.91m (7'3 x 6'3)

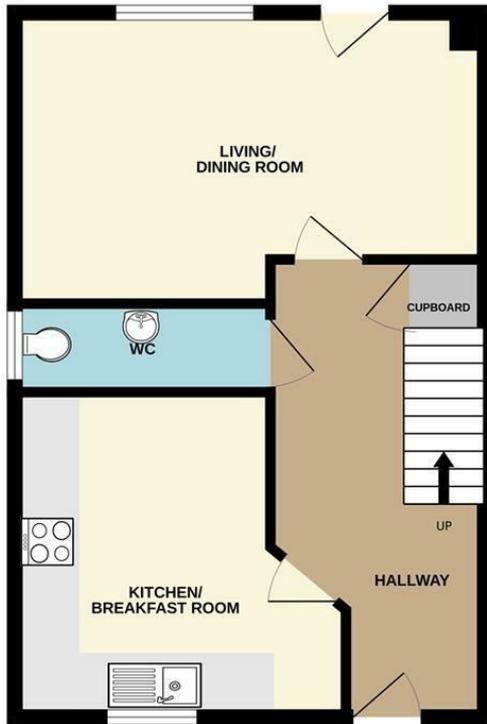
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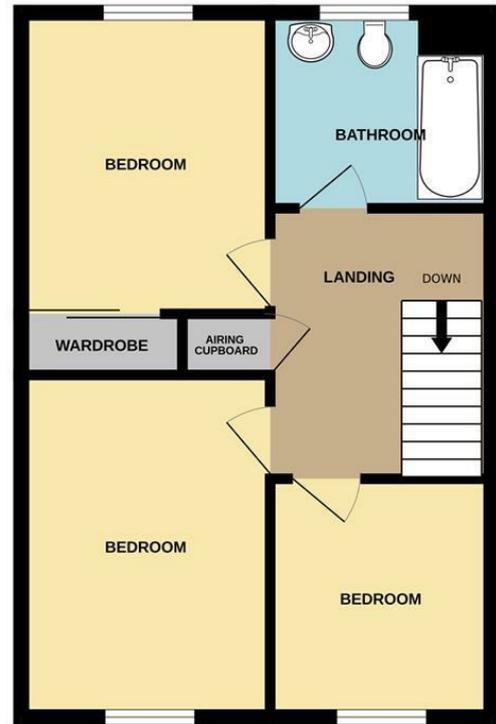
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FLOORPLAN:

GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.2 sq.m.) approx.

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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B		
(69-80) C		77
(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		
(92-100) 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	

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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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