



Shared Ownership Mid Terrace Town House

CHECK OUT this very well presented Mid Terrace 3 storey Town House. 70% SHARED OWNERSHIP. Spacious Living Room, Kitchen Breakfast Room, 1st Floor 2 Bedrooms & Bathroom, Top Floor Main Bedroom. Rear Garden, Off Road Parking, close to local Town Centre, Schools, Shops & Transport.

3 Corn Close | Exeter | EX5 7HT





PROPERTY TYPE

Mid Terraced Town House



SIZE

949 sq ft



LOCATION
Cranbrook



AGE
Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Eon District Heating
System



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

85 B



COUNCIL TAX BAND

C



in a nutshell...

- Three Double Bedrooms
- Off Road Parking
- Kitchen Dining Room
- Cloakroom and Bathroom
- 70% Shared Ownership
- Enclosed Rear Garden
- Ideal First Home
- Excellent travel links to Exeter
- Close to new Town Centre & Country Park





the details...

Property type: 3 bedroom mid terrace house with 2 parking spaces

Scheme: Shared ownership resale

Full market value: £275,000

Share Purchase Price and Rent Examples

The share purchase price is calculated using the full market value and the percentage share purchased.

If you buy a 70% share, the share purchase price will be £192,500 and the rent will be £171.08 a month.

Your annual rent is calculated as 2.49% of the remaining share of the full market value owned by the landlord.

Please note that the rent is only calculated as a percentage of the retained equity when the lease is granted. All resale properties will have been subject to annual rent increases, which mean that the rent no longer represents a percentage of the retained equity. Further details of the rent review periods and calculations are contained within this document.

All figures are subject to change. Monthly payment to the landlord

In addition to the rent above, the monthly payment to the landlord includes:

Service charge £0.00

Buildings insurance £13.89

Total monthly payment excluding rent £13.89

(these are subject to change during the purchase process)

Reservation fee: £500.00

Tenure: Leasehold

Lease type: Shared ownership house lease

Lease term: 199 year from and including commencement date 12 August 2021

For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.

Rent review: Your rent will be reviewed each year by a set formula using the Retail Prices Index (RPI) for the previous 12 months plus 0.5%.

Maximum share you can own: You can buy up to 100% of your home.

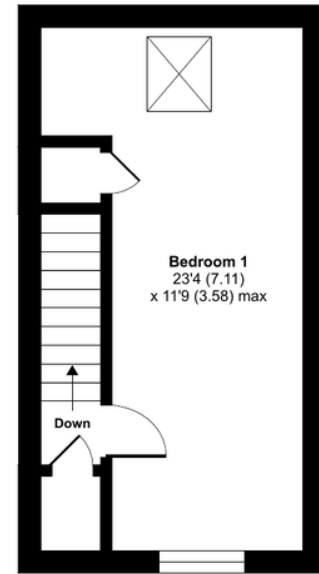
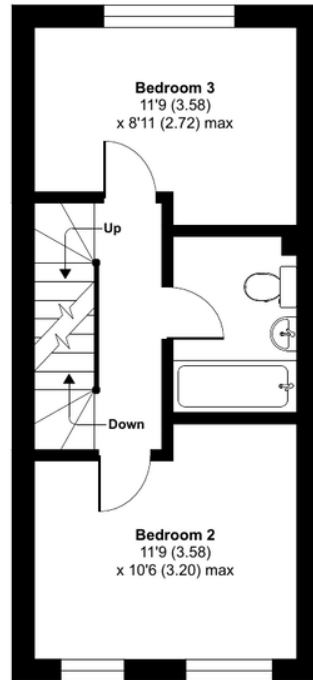
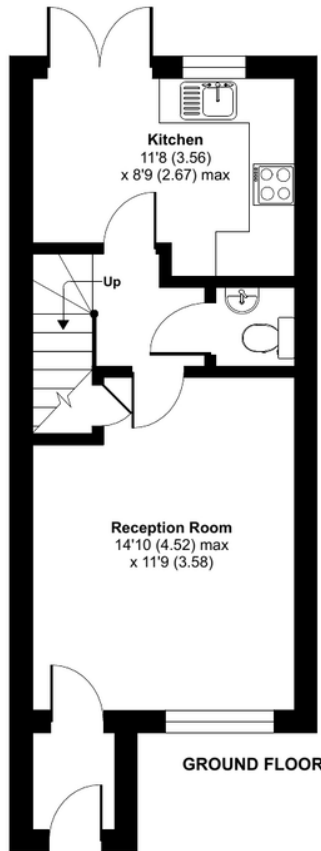


The floorplan...

Corn Close, EX5

Approximate Area = 949 sq ft / 88.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1162649



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The location...

Shopping - Local Morrisons and Co-operative shops

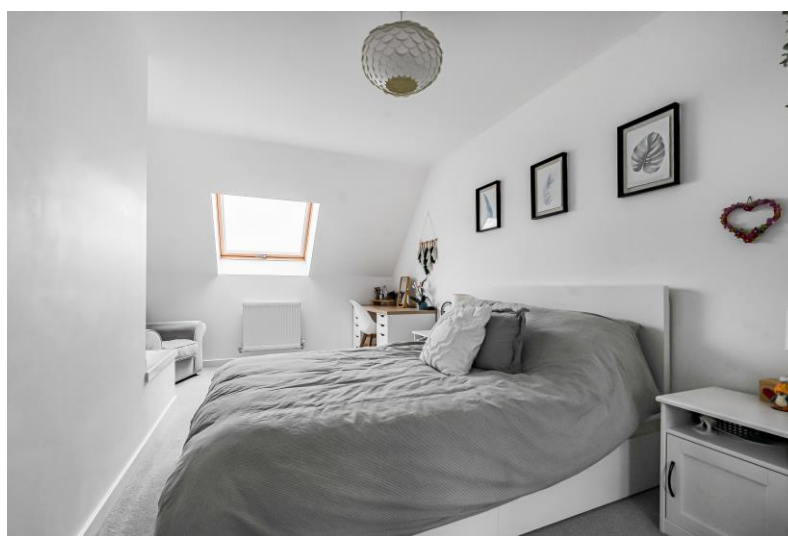
Relaxing - The Cranbrook Country Park

Travel - Local access to the M5 and the Cranbrook Train Station

Schools - Cranbrook Education Campus and St Martin's C of E Primary & Nursery School

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 7HT**





Need a more complete picture? Get in touch with your local branch...

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Web completeproperty.co.uk

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