



Waldland Gardens, PL6 6FZ

Available from £92,500

2 bedroom shared ownership home

Make the dream of home ownership a reality with shared ownership

2 bedrooms

Gas Central Heating

2 allocated parking spaces

Council Tax Band B

How much does it cost?

Full market value £185,000

Share 50%

Share price £92,500

Rent charge £245.05 p/m

Service charge £16.60 p/m*

Rent charge and service charges as of April 2024.

*estimated charges

The accommodation comprises...

Ground floor

Entrance hallway

Enter the front door into the small lobby that leads you to the door to the living room and stairs to the first floor.

Living room

3.6m x 3.5m

Double glazed window to the front. TV aerial point and telephone point.

Kitchen/ Dining

4.2m x 3.4m

Fitted with range of base and eye level units, with integrated oven and hob and extractor fan. Stainless steel sink and drainer with mixer tap, and spaces for washer and dishwasher or dryer. TV aerial point. Windows to the rear of the property.

WC

White suite comprising wash hand basin and WC.

First floor

Landing

Landing that leads to two bedrooms and family bathroom.

Bedroom 1

4.6m x 2.8m

Main bedroom with one double glazed window to the front of the property. TV aerial point.

Bedroom 2

4.6m x 2.7m

Double bedroom with a double glazed window to the rear of the property. TV aerial point.



Bathroom

2.2m x 2.1m

White suite comprising bath, with partial tiles around the bath, gas/ mixer shower and shower glass, wash hand basin and WC.

.....



Outside

Front

Two parking spaces.

Rear

Enclosed garden laid to lawn with a small patio area.

.....



Lease details

Lease of 125 years from 6 Nov 2018

Builder Warranty

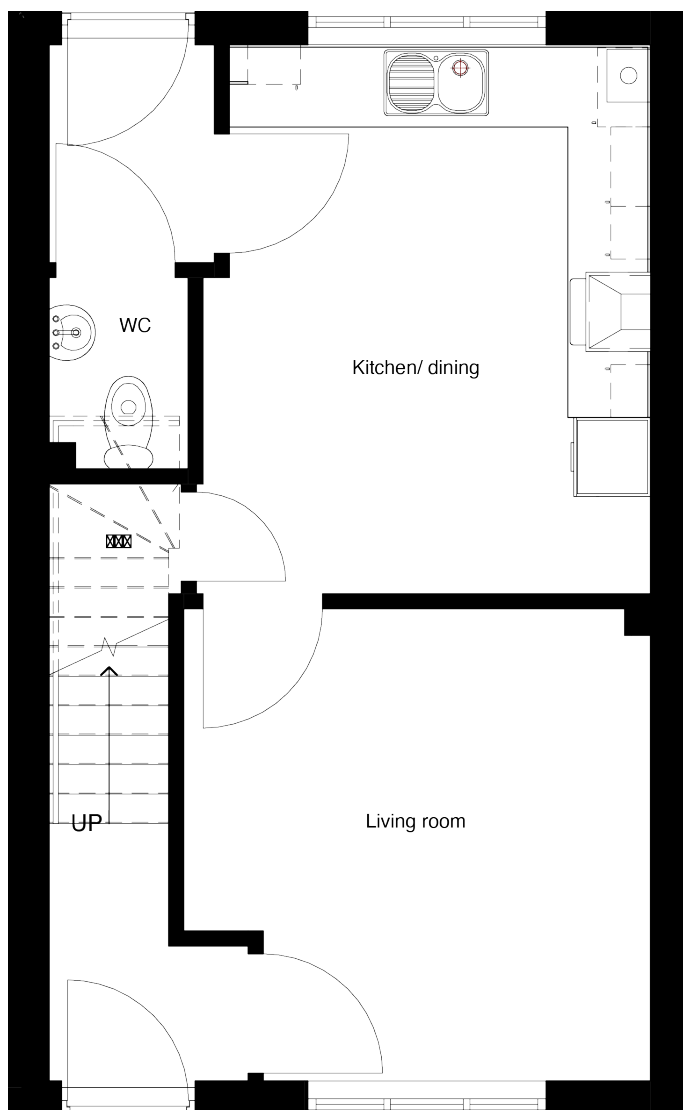
LABC warranty expires 19 Dec 2030



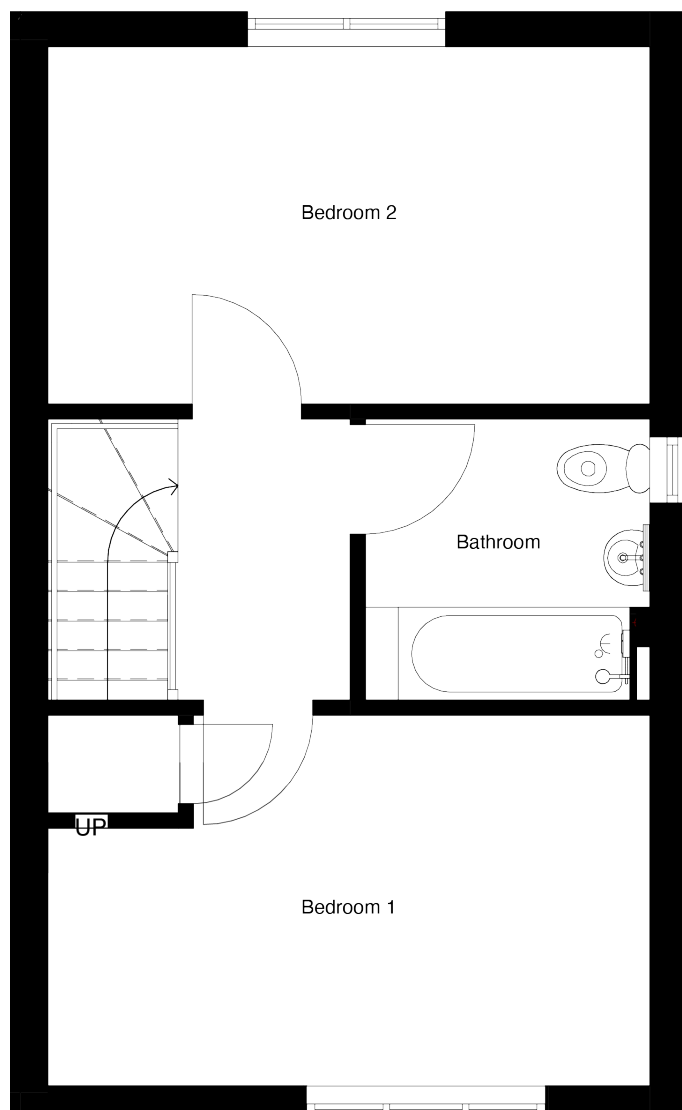
Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan



Ground floor



First floor

Disclaimer: These particulars are issued in good faith and do not constitute representation or fact or form part of any contract or offer. These particulars should be independently verified by prospective buyers. Neither SO-Living, Plymouth Community Homes or any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property, any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. SO-Living/Plymouth Community Homes cannot be held responsible for inferences that may be drawn from these.

These particulars have been produced by SO Living on behalf of the vendor 08/05/2024

Apply now at www.so-living.co.uk

