



# Carbis Close, PL5 4AN

Available from £80,000

---

2 Bedroom Shared Ownership Home



# Make the dream of home ownership a reality with shared ownership

2 bedrooms

Gas central heating

Passivhaus

1 parking space

Council Tax Band B

Full market value      £200,000

Share      40%

Share price      £80,000

Rent charge      £304.41 p/m

Service charge      £13.68 p/m\*

Rent charge and service charges as of April 2024.

\*estimated charges

This two-bedroom home is in the popular area of Whitleigh and is part of PCH's Passivhaus development, an energy performance standard providing excellent thermal performance.

The accommodation comprises....

## Ground floor

The home features a modern kitchen with a separate, spacious living room opening onto the private rear garden. Completing the ground floor is a downstairs WC and cupboard.

<b>Kitchen</b>	3.5m x 2.4m
<b>Living / Dining Room</b>	4.5m x 4.5m
<b>WC</b>	0.9m x 1.7m





## First Floor

On the first floor, there is a double and twin bedroom and a family bathroom.

<b>Double bedroom</b>	4.5m x 3.2m
<b>Twin bedroom</b>	4.5m x 2.5m
<b>Bathroom</b>	2.2m x 2.2m



## Outside

### Front

Allocated parking for one vehicle.

### Rear

Externally, the property has a private rear garden laid to lawn with a patio area. To the front of the property, there is an allocated parking for one vehicle.



## Lease details

The term of the lease for this property is 125 years from 20th December 2018

## Builder Warranty

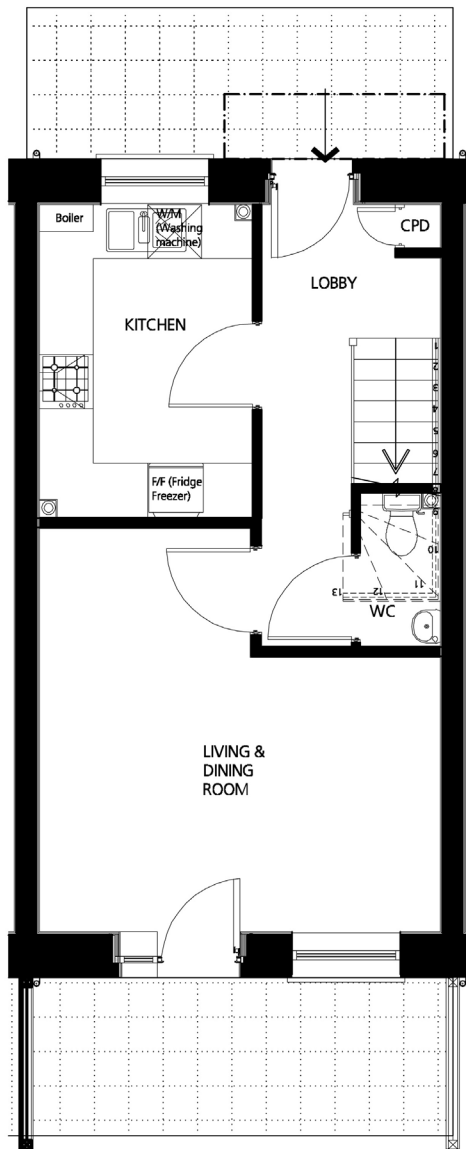
LABC warranty expires 1st May 2030

## Energy Efficiency Rating

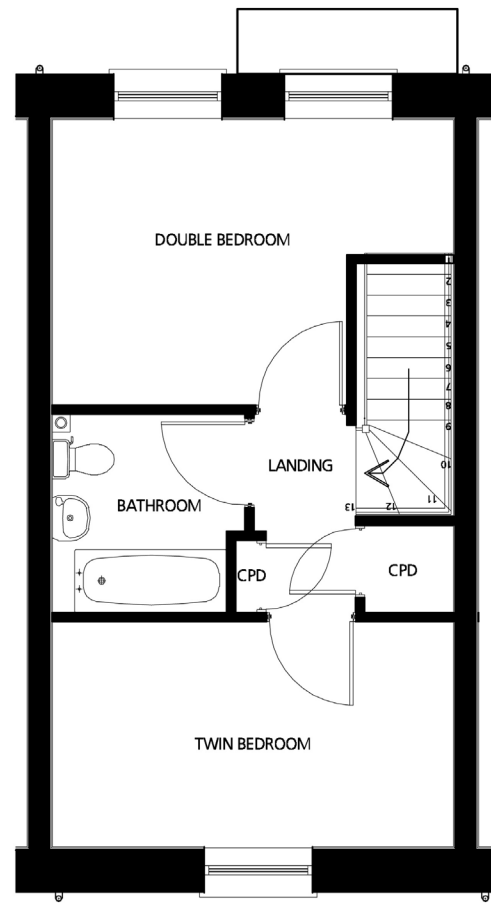
Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# 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 24/06/2024.

Apply now at [www.so-living.co.uk](http://www.so-living.co.uk)

