



Rosedown Avenue, PL2 2QF

Available from £123,500

3 bedroom shared ownership home

Make the dream of home ownership a reality with shared ownership

.....

- 3 bedrooms
- Gas central heating
- 2 parking spaces
- Council Tax Band B

.....

Full market value	£247,000
Share	50%
Share price	£123,500
Rent charge	£310.43 p/m
Service charge	£30.00 p/m*

Rent charge and service charges as of April 2025.

*estimated charges

The accommodation comprises...

The thoughtfully designed ground floor features an entrance hallway leading to a well-presented living room. Completing the ground floor is a separate, fully fitted kitchen/dining area with a rear patio door leading to the private rear garden.

On the first floor, there are three bedrooms and a contemporary bathroom.

Ground floor

Kitchen/dining area	5.25m x 2.81m
Living room	4.98m x 3.05m

First floor

Bedroom 1	3.65m x 3.07m
Bedroom 2	3.93m x 2.58m
Bedroom 3	2.82m x 2.51m

Outside

Front

A small area with stone chippings.

Rear

A good sized private rear garden laid to lawn with a patio area and a shed.

Externally, there is allocated parking for two vehicles.



Other information

Lease details

The term of the lease for this property is 990 years from 16 March 2023.

Builder Warranty

LABC warranty expires 2 February 2035.

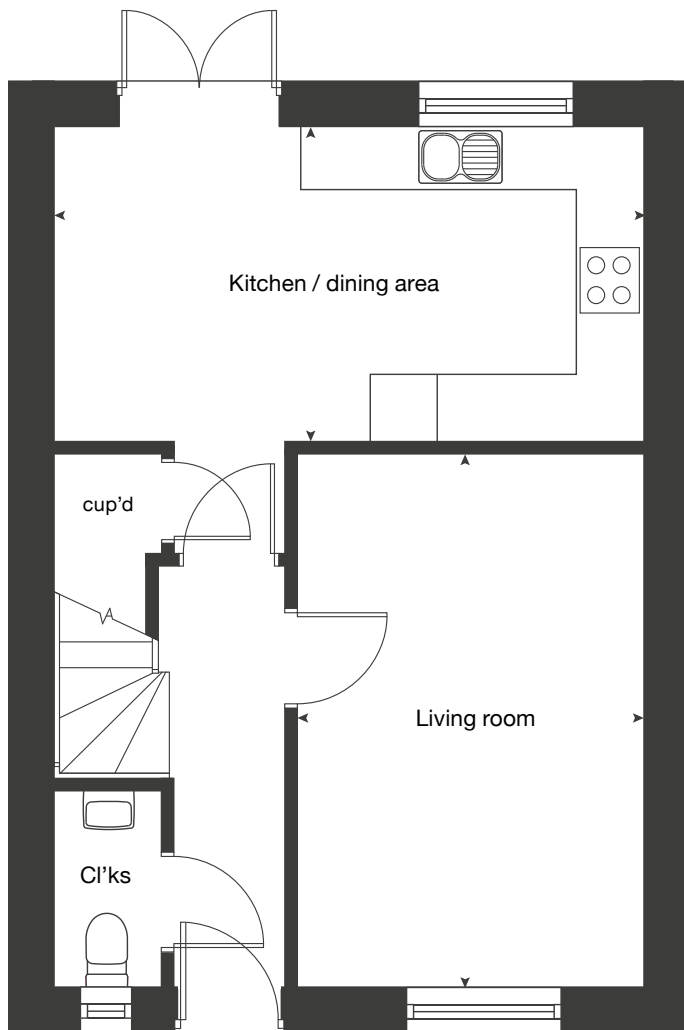
Energy Efficiency Rating

B

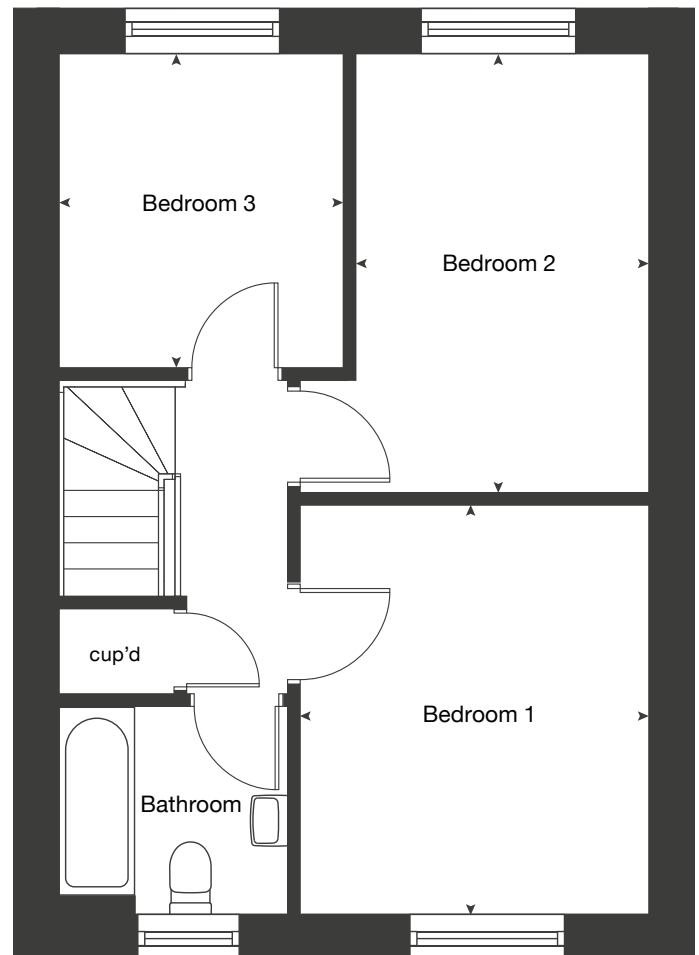
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 02/04/2025

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

