



# Woodville Road, PL2 2SG

Available from £105,000

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2 bedroom shared ownership home

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

2 bedrooms

Gas

2 parking space

Council Tax Band A

Full market value      £210,000

Share      50%

Share price      £105,000

Rent charge      £247.35 p/m

Service charge      £30.35 p/m\*

Rent charge and service charges as of April 2024.

\*estimated charges

The thoughtfully designed ground floor includes an entrance hallway into a spacious living room. This leads to a separate, fully fitted kitchen/dining area, complete with a rear entrance lobby and a convenient downstairs w/c.

Upstairs, you'll find two double bedrooms, a family bathroom with a shower, and useful storage cupboards.

## The accommodation comprises...

### Ground floor

<b>Lounge</b>	4.71 m x 3.12 m
<b>Kitchen/dining</b>	3.65 m x 3.12 m
<b>WC</b>	1.48 m x 1.01 m
<b>Store</b>	2.33 m x 1.01 m

### First floor

<b>Bedroom 1</b>	4.20 m x 3.61 m
<b>Bedroom 2</b>	4.20 m x 2.51 m
<b>Bathroom</b>	2.17 m x 2.00 m







## Outside

### Front

Allocated parking for two vehicles.

### Rear

A private rear garden laid to lawn with a decking area.

## Other information

### Local connection

None

### Lease details

The term of the lease for this property is 125 years from 31/03/2017

### Builder Warranty

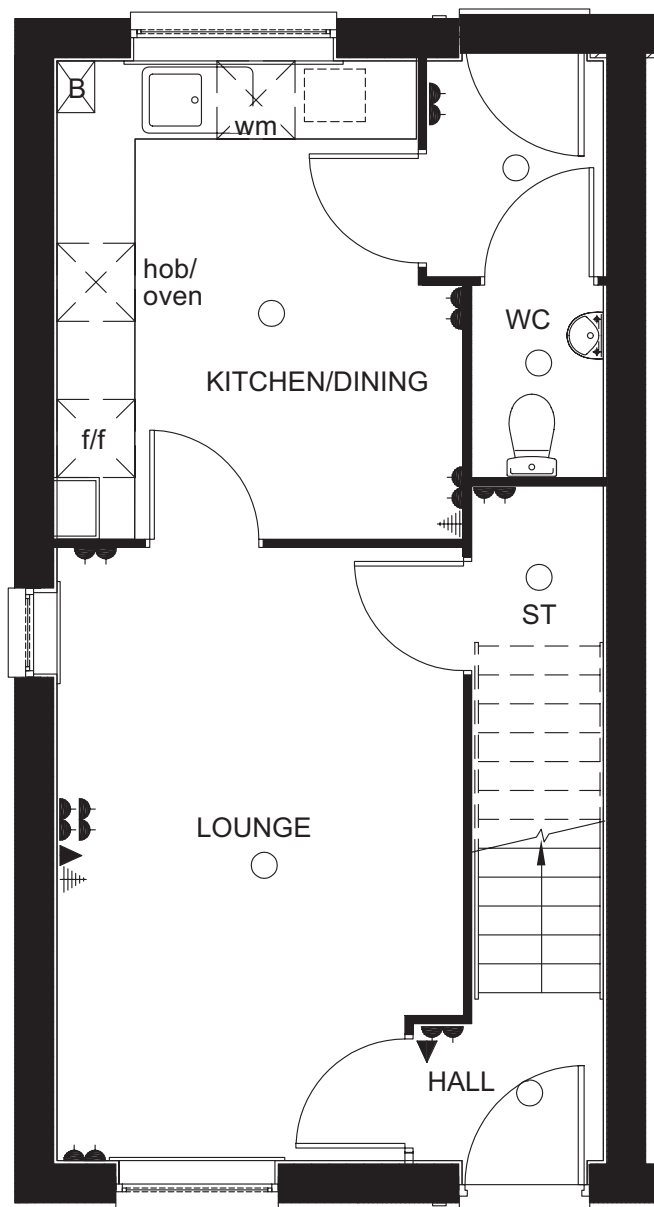
NHBC warranty expires 20/10/2028

## Energy Efficiency Rating

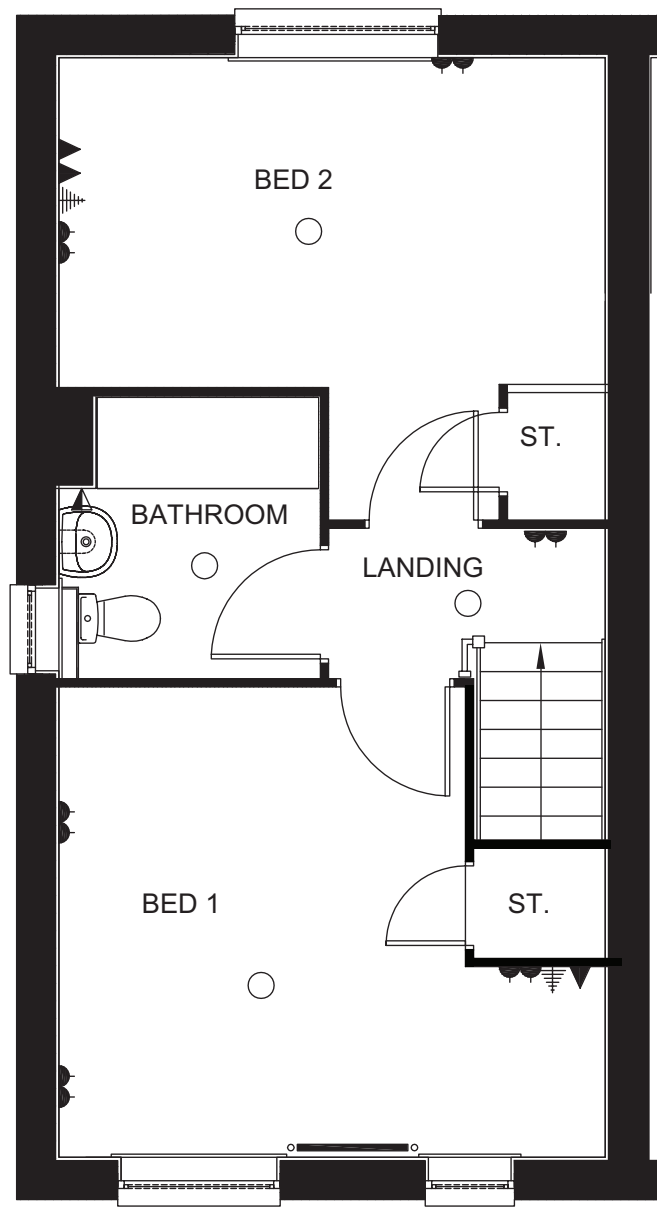
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89   B	
69-80	C		
55-68	D		90   B
39-54	E		
21-38	F		
1-20	G		

# Floorplan



Ground floor



First floor

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These particulars have been produced by SO Living on behalf of the vendor February 2025

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