



HUNTERS

**HUNTERS®**

HERE TO GET *you* THERE

2 Paignton Square, Bristol, BS4 1EW

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£87,500

**\*\*25% SHARED OWNERSHIP\*\* NO ONWARD CHAIN\*\***Please email your enquires as a Shared Ownership Pre Qualification is required**\*\*Fully Refundable Reservation Fees apply\*\***

Hunters BS4 are delighted to offer to the market this extremely well presented, Three Bedroom, Mid Terraced home on Paignton Square, close to local amenities, shops and schools with good transport links to Bristol City Centre.

Any prospective buyers please note:

- A gross household income less than £80,000 per year.
- A memorandum of sale to show they have sold their property, if applicable .
- Confirmed that you cannot afford to buy a suitable property on the open market.
- Evidence of a sufficient deposit and funds available to pay the associated costs.

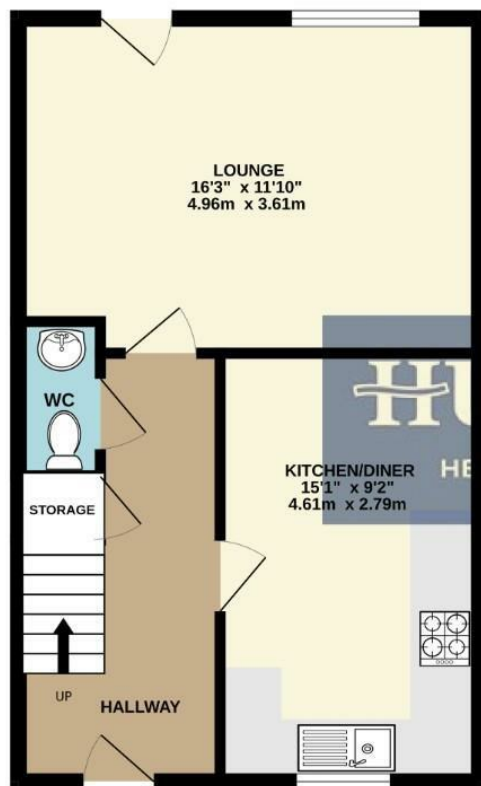
The property itself comprises of an entrance hall, kitchen, cloakroom and living room to the ground floor. Upstairs you will find three good sized bedroom and family bathroom. The rear garden offers ample of space and also includes an extra area in adjacent to the neighbouring property which provides an addition to the garden & off street parking for 2 vehicles.

To fully appreciate what this property has to offer email hunters for your shared ownership pre qualification at [knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com)

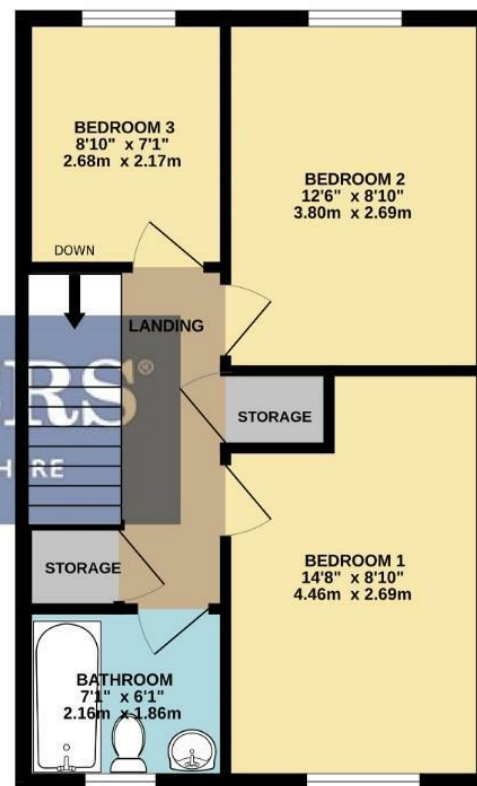
Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948  
[knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com) | [www.hunters.com](http://www.hunters.com)



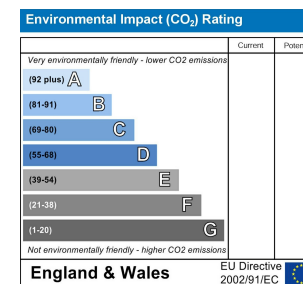
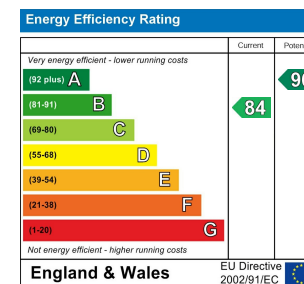
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Entrance Hall**

Entrance door to front elevation, Doors to rooms, Under stairs storage cupboard, Radiator, Laminate floor.

**Lounge**

Double glazed window to rear elevation, Door to garden, Radiator, Laminate floor.

**Kitchen/Diner**

Double glazed window to front elevation, Range of wall and base units with work spaces above, Fitted cooker with gas hob above and extractor fan, Sink drainer, Plumbing for washing machine, Space for upright fridge/freezer, Tiled floor.

**W/C**

Low level W/C, Wash hand basin, Radiator, Tiled floor.

**Landing**

Doors to rooms, Loft access, Storage cupboards, Carpet.

**Bedroom One**

Double glazed window to front elevation, Radiator, Carpet.

**Bedroom Two**

Double glazed window to rear elevation, Radiator, Carpet.

**Bedroom Three**

Double glazed window to rear elevation, Radiator, Carpet.

**Bathroom**

uPVC double glazed window to rear, three piece suite, heated towel rail, tiled flooring

**Rear Garden**

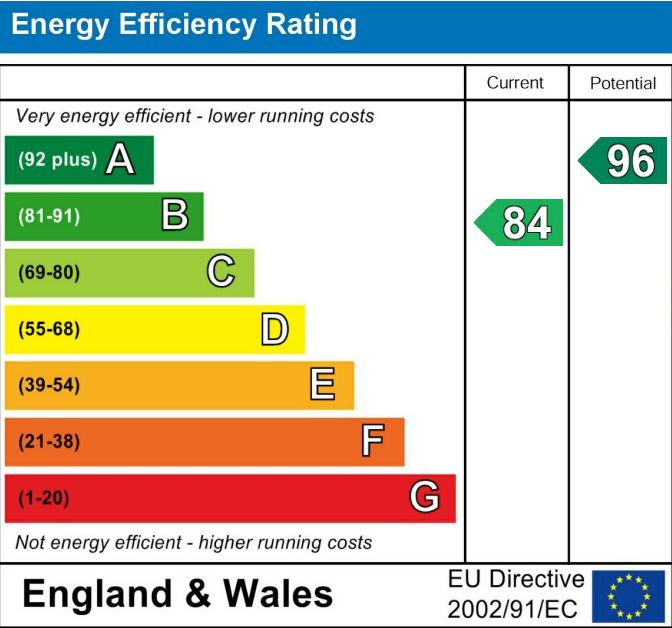
**LEASEHOLD/SHARED OWNERSHIP DETAILS**

The details provided below are dates and charges at the time of this listing:

Lease Term: 125 years  
Remaining Lease Term: 117

Service Charge: £297.84 pa  
The service charge is paid on a monthly basis at £24.82 pm  
£24.82 per month to include;  
Buildings Insurance £14.82  
LiveWest Management Charge £10.00

The Rent Charge is £485.42 pm and is reviewed on an annual basis



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











