

TOWN & COUNTRY
ESTATES



Amazon Way, Westbury, Wiltshire BA13 4FL

50% Shared Ownership £165,000

LOCATION

Spinnaker is a stunning new development on the outskirts of Westbury, Wiltshire. Situated next to the sailing lake, providing gorgeous views and countryside walks on your doorstep. Benefitting from great transport links to Bath, Bristol and London either by train or car.

DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £330,000) - ELIGIBILITY REQUIREMENTS APPLY. Situated in the sought after Spinnaker development bordering the beautiful Eden Vale Lake, this modern 'Heywood' design was built by Linden homes in 2022. Arranged over three floors, this spacious property comprises an entrance hall, kitchen/dining room, living room and cloakroom on the ground floor. The first floor has two double bedrooms and a family bathroom, with the superb master bedroom and ensuite occupying the second floor. Further notable features include gas central heating, Upvc double glazing, an enclosed rear garden, garage, driveway parking and a B rated energy assessment.

ENTRANCE HALL

You enter the property through a part obscure glazed entrance door, in the entrance hall there is a built in door mat, radiator and doors to kitchen/dining room, living room, cloakroom, under stairs storage cupboard and stairs to the first floor landing.

LIVING ROOM

16'0" x 11'1"

The living room has Upvc double glazed French doors opening to the rear garden, Tv point and a radiator.

KITCHEN/DINING ROOM

15'8" x 8'6"

The modern kitchen/dining room has a Upvc double glazed window to the front, a range of matching base and wall units, an additional pantry cupboard, rolled top worksurfaces with matching upstands and an inset sink unit with chrome mixer tap, an upgraded double electric oven, inset gas hob with stainless steel splashback and extractor with light over, integrated dishwasher, plumbing for a washing machine, space for a fridge/freezer, radiator and space for a dining table. Concealed in a cupboard is a wall mounted gas boiler.

CLOAKROOM

There is an obscure Upvc double glazed window to the front, dual flush WC, pedestal basin and a radiator.

FIRST FLOOR LANDING

With stairs to the second floor landing and doors to bedroom two, bedroom three, the family bathroom and a large storage cupboard.

BEDROOM TWO

16'0" x 10'5"

Bedroom two has a Upvc double glazed window to the rear, radiator and recess for a wardrobe.

BEDROOM THREE

14'9" max x 8'10"

The third double bedroom has a Upvc double glazed window to the front, radiator and wardrobe recess.

FAMILY BATHROOM

The family bathroom has an obscure Upvc double glazed window to the front, a panelled bath with chrome mixer tap and hand shower attachment, dual flush WC, pedestal basin with chrome mixer tap, tiled splash backs, radiator and an extractor fan.

SECOND FLOOR LANDING

Door to the master bedroom.

MASTER BEDROOM

20'4" x 12'9" max

This very good size master bedroom has a Upvc double glazed window to the front, Velux window with fitted blind to the rear, access to the loft space, two radiators, TV point and doors to the ensuite and eaves storage cupboard.

ENSUITE

The ensuite shower room has a Velux window, shower cubicle with mains wall mounted shower, attractive tiled splashbacks and a glazed door, dual flush WC, pedestal basin with chrome mixer tap, heated towel rail and extractor.

EXTERIOR



FRONT

To the front of the property is iron railings, a planted border, small lawn, path a to gate to the rear garden and path to the front door with outside light and storm porch over.

REAR GARDEN

The enclosed rear garden has a paved patio with path leading to a gate to the garage, there is a lawn, outside tap, external power sockets, outside light. A further benefit to the garden is an additional space to the side which would be ideal for a shed or secluded seating area, a path extends around here leading to gated access to the front.

GARAGE

20'0" x 10'5"

Located in a block to the rear of the property, accessed via Flint Crescent, the good size garage has an up an over door to the front and space for a vehicle. A path with gated access leads from this area to the rear garden.

SHARED OWNERSHIP INFORMATION

Housing Association: Heylo.

Tenure: Leasehold (125 years from 2021).

Minimum Share: 50% (£165,000). Additional staircasing may be available.

Shared Ownership Rent: £427 per month April 2023 - April 2024.

Which includes lease management fee and buildings insurance.

Annual Estate Management Fee: £224.21 for the upkeep of the local communal areas.

ELIGIBILITY REQUIREMENTS

Key criteria are:

- * Buyers must be at least 18 years old
- * Buyers must have a total household income under £80,000
- * Buyers must meet the Homes England affordability and sustainability assessments (see the Homes England calculator guidance for further information)
- * Buyers are expected to use any savings and assets towards the purchase of their home. This may mean selling assets such as bonds, shares, land and any other financial investments.
- * Buyers in receipt of benefits are eligible for shared ownership provided they meet the Homes England affordability assessment (not all benefits are eligible)
- * Self-employed buyers must be able to provide 2-years evidence of their income
- * Buyers must purchase the maximum share they can reasonably afford within the parameters of the Homes England calculator

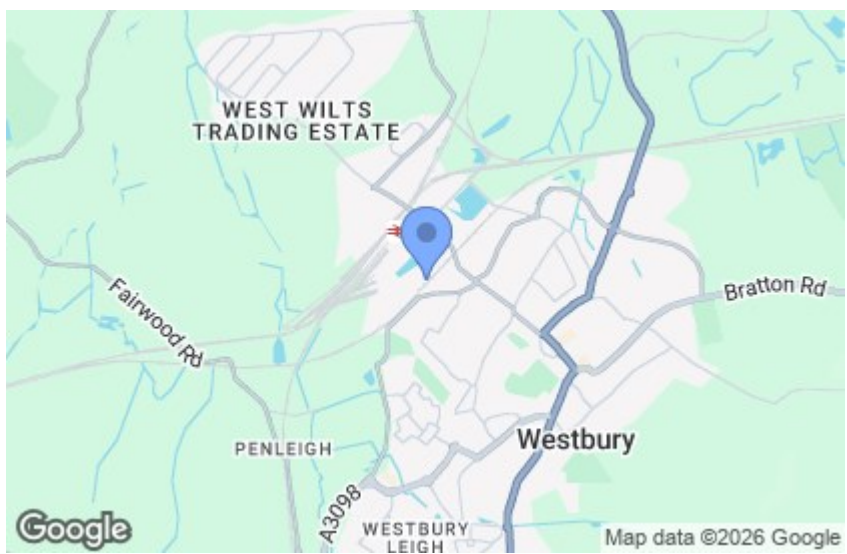
Shared owners must be first time buyers or:

- * Do not currently own a home suitable for their housing needs
- * Sell a home not suitable for their housing needs before buying shared ownership
- * Own a non-residential property that provides their main income source
- * Buyers must have good credit history and must not have the following (for more information on acceptable credit for Home Reach please refer to the credit policy):
 - A mortgage or rent arrears
 - Other bad debts
 - County Court Judgements
- * Buyers must have a minimum 5% deposit towards the share they are purchasing
- * Buyers may retain a portion of their savings to cover the costs of purchase and moving home (typically up to £5,000). This may include:
 - Legal fees
 - Stamp Duty Land Tax where applicable
 - Mortgage application fees
 - Valuation fees and any associated moving costs

<https://www.homereach.org.uk/general-eligibility>

ADDITIONAL INFORMATION

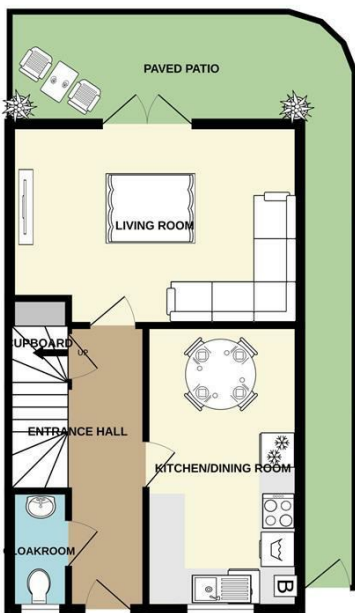
Council Tax Band - D



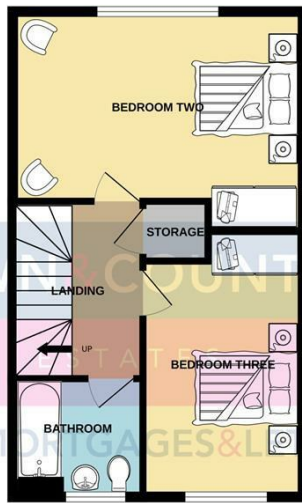




GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 sq.m.) approx.

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.

Made with Metropix ©2023

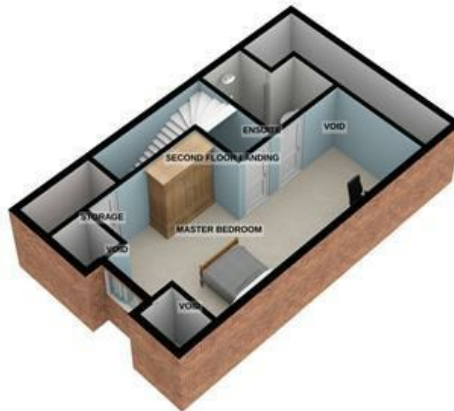
GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2023

