



Barnsclose Mead, Dulverton, TA22 9EU

welcome to

Barnsclose Mead, Dulverton

An opportunity to purchase a 70% shared ownership in this detached home, with the option to staircase to 100%. Tucked away in a cul de sac position adjoining open fields. Features include three bedrooms, modern kitchen & spacious lounge/diner. Family bathroom, cloakroom & ensuite shower. Parking.

An excellent opportunity to purchase a 70% shared ownership in this modern detached home, with the option to acquire the full 100% if desired. Occupying a pleasant cul-de-sac position adjacent to open fields and enjoying attractive countryside views, the property offers well presented accommodation.

The ground floor comprises a well-equipped kitchen, cloakroom, and a spacious triple-aspect lounge/diner with doors opening directly onto the rear garden. To the first floor, there is a principal bedroom with en-suite shower room, a further double bedroom, and a single bedroom, all served by a modern family bathroom.

Externally, the property benefits from driveway parking for two vehicles. There is a front and rear garden. This property features include an air source heat pump, providing efficient central heating.

Hallway

Door opening into a hallway, doors to all rooms and stairs rise to the first floor.

Kitchen

Double glazed window to the front, fitted kitchen with wall and base units.

Lounge/Diner

Double glazed window to the rear and side, doors to the garden. Understairs cupboard

Cloakroom

Double glazed window to the front, WC, wash hand basin.





Landing

Doors to all rooms and storage cupboard.

Bedroom One

Double glazed window to the rear, ensuite shower room.

Ensuite Shower Room

Ensuite shower room with window to side, shower cubical, WC and wash hand basin.

Bedroom Two

Double glazed to the front.

Bedroom Three

Double glazed window to the rear.

Family Bathroom

Family bathroom with bath with shower over. WC and wash hand basin.

Gardens

Front and Rear gardens. Laid to lawn, the rear garden is enclosed with a patio area.

Driveway

Parking space for two cars.



Tenure Information

Leasehold 125 Years from 1 September 2020

Service Charge approx £53.98 per month

Ground Rent approx £0 per annum

Buildings Insurance £15.64 per month

At a 70% share, the share purchase price will be £210,000 and the rent will be £176.47 a month.

Shared Ownership

You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home. If you complete on the purchase of your home, the reservation fee will be added to your rent account. If you or the seller withdraw from the sale the £500 will be refunded.

Eligibility criteria for shared ownership is available on request.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Barnsclose Mead, Dulverton

- Detached Three Bedroom Home Shared Ownership
- Kitchen/Breakfast Room
- Lounge/Diner
- Cloakroom & Ensuite Shower Room
- Driveway Parking

Tenure: Leasehold

EPC Rating: B

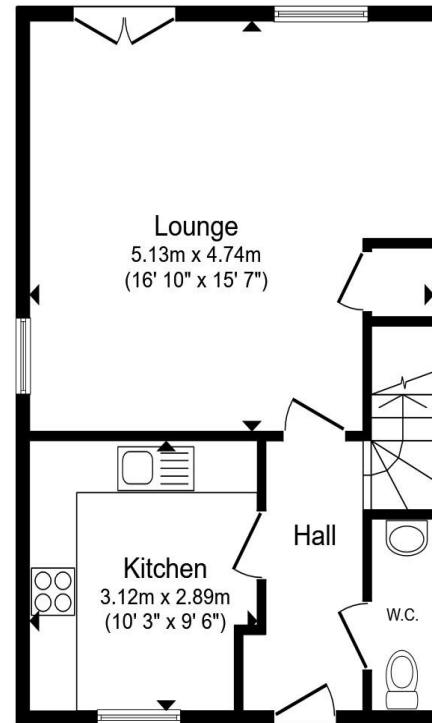
Council Tax Band: C Service Charge: 647.76

Ground Rent: Ask Agent

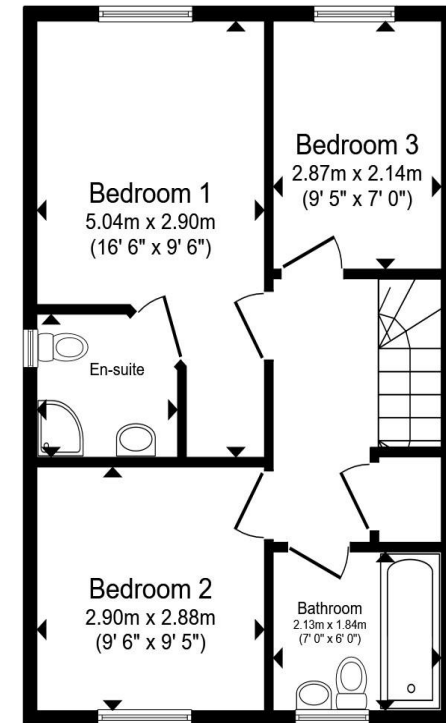
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£210,000



Ground Floor



First Floor

Total floor area 81.7 m² (879 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:

TVT106151 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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