



**Plot 47 Braid Drive, Tiverton, EX16 4FQ**



**welcome to**

## **Plot 47 Braid Drive, Tiverton**

Call today to register your interest in this two-bedroom end of terrace 75% shared ownership home at Post Hill. Offering a fitted kitchen, spacious lounge/diner with doors to the rear garden, two double bedrooms, a family bathroom, two parking spaces with EV charging point.

An exciting, rare opportunity to purchase a brand new two-bedroom end of terrace home at the sought-after Post Hill development on a 75% shared ownership basis.

On entering the property, you will find an entrance hallway. The front facing kitchen is well equipped and offers a practical and stylish space for everyday cooking. To the rear of the home, the generous lounge/dining room provides the perfect setting for relaxing and entertaining, with patio doors opening onto the enclosed rear garden. Completing the ground floor is a convenient cloakroom/WC and a useful storage cupboard.

Upstairs, the property offers two well-proportioned double bedrooms and a contemporary family bathroom.

Finished to a high standard throughout, the home benefits from flooring included in the kitchen, bathroom and WC. Heated by an energy efficient air source heat pump heating system, and two allocated parking spaces with an EV charging point.

This fantastic brand-new home presents an affordable and attractive way to step onto the property ladder in a sought-after Tiverton location. Early viewing is highly recommended.

### **Measurements**

Kitchen 2.6m x 3.48m  
Lounge/Diner 5.21m x 4.00m  
Bedroom One 5.21m x 3.00m  
Bedroom Two 5.21m x 2.33m

### **About**

LiveWest is proud to offer an exciting opportunity to own a brand new Shared ownership home at Post Hill. Located close to Tiverton town centre, residents can enjoy easy access to local shops, schools, leisure facilities and green spaces. Excellent transport links, including nearby access to the M5 and Tiverton Parkway railway station. This development will also deliver a large area of public open space and a children's play area. As well creating a clean and sustainable future for our residents with all homes offering air source heat pumps.

### **Leasehold**

Leasehold 990 years  
Net rent based on 75% share approx. £160.42 per month.  
Service Charge approx £32.29 per month  
Buildings Insurance £14.97 per month  
Sinking Fund £14.20 per month  
Total approx £221.28 per month  
Further lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.





### Flooring

Flooring will be included in the kitchen, bathroom and WC only.

### What Is Shared Ownership?

You buy an initial share in your home - in this case between 10% and 75% and pay a discounted rent on the remaining share. If your financial situation changes, you can 'staircase' and purchase further shares up until you own your home outright.

Not just for first-time buyers, the eligibility criteria is either:

- you currently don't own another house
- or the house you currently own is sold subject to contract

Basic criteria:

- You cannot afford a similar home on the open market
- Your household income does not exceed £80,000
- You don't have any County Court Judgements (CCJs) against you
- You can afford the mortgage and deposit for the share you wish to purchase

### About Livewest

Livewest have ambitious plans to invest £1bn and build 5,000 new homes in the southwest over the next five years, and currently own and manage over 40,000 homes.

This is part of Livewest taking big steps to alleviate the region's housing shortage which has high demand and high prices which can make it challenging for families to find affordable housing.

### Shares

Shares are available from 10% to 75% depending on your lease and affordability. The open market value is £280,000, with the value at 75% share being £210,000.

### Please Note

We will endeavour to use the photographs of the actual property but may also show pictures of the show home, similar plots and/or computer-generated images. The front shot photo is a photo of a different plot but the same house type.

### EPC

Please note the EPC rating is to be confirmed.

### Warranty

This home will have a 10-year LABC warranty.



**view this property online** [fox-and-sons.co.uk/Property/TVT106278](https://fox-and-sons.co.uk/Property/TVT106278)



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## Plot 47 Braid Drive, Tiverton

- Two Bed End Terraced House
- 10% - 75% Share
- NO ONWARD CHAIN
- Air Source Heat Pump Heating
- Allocated parking spaces with EV charging port

Tenure: Leasehold

EPC Rating: To be confirmed

Net monthly rent: £160.42

Monthly service charge: £32.29

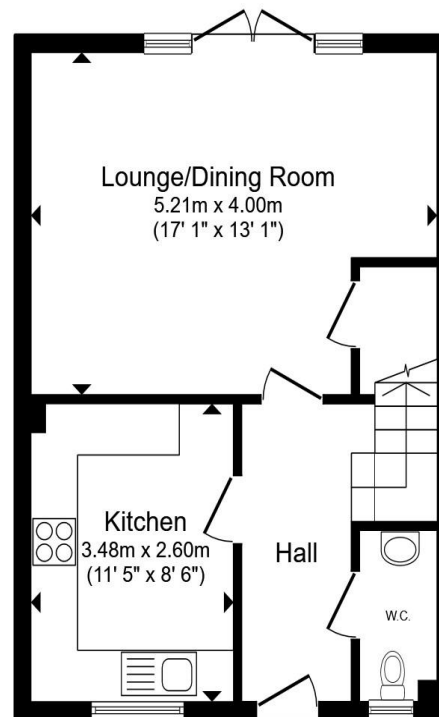
Monthly buildings insurance: £14.97

Monthly sinking fund: £14.20

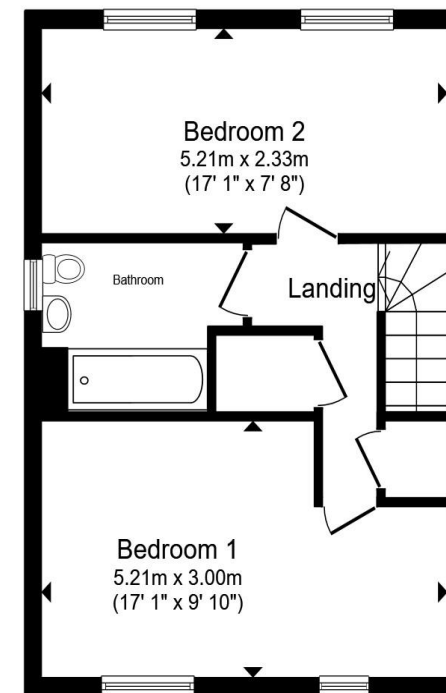
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£210,000**



**Ground Floor**



**First Floor**

Total floor area 79.0 m<sup>2</sup> (850 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](http://www.propertybox.io)



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Property Ref:  
TVT106278 - 0002

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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**01884 256041**



[tiverton@fox-and-sons.co.uk](mailto:tiverton@fox-and-sons.co.uk)



36 Bampton Street, TIVERTON, Devon, EX16 6AH



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