

FOR SALE



WILLOW TREE
HOUSING PARTNERSHIP

£280,000 for a 80% Share

Elmhirst Close, Yate, South Gloucestershire, BS37 7YP



6 Elmhirst Gardens, is a three bedroomed spacious semi-detached, located in a quiet cul-de-sac, maintained to a high standard. The garden is well stocked and has a sunny position with a patio and shed for storage, There is adequate parking for two to three vehicles to the side of the property.

The house is within walking distance of the historic market town of Chipping Sodbury, with independent shops, eateries and Waitrose. The town of Yate is also within walking distance, where there is a choice of supermarkets, local facilities such as a sports centre and library, bus station and an NHS Minor Injury Unit. Yate also has a train station and both towns have plenty of green spaces, from family friendly parks to nature reserves and wide variety of community groups.

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Monthly rent payable: £119.02

Service charge £33.75

The council tax banding for this property is currently Band (B).

EPC rating to follow

PURCHASE PRICE: £280,000 for 80% share
(100% value = £350,000)

To arrange a viewing please call contact Willow Tree Housing Partnership who will pass your details to the seller.

Tel: 01934 750780

Email: sharedownership@willowtreehousing.org.uk

Please note:

- Staircasing is restricted to the current 80% ownership, it will not be possible to own 100% of this property.
- The current lease has 68 years remaining, but the sellers are in the process of extending this to 125 years.

In order to be eligible for the shared ownership scheme, you must have a household income of £80,000 per year or less and be unable to afford all of the deposit and mortgage payments for a home that meets your needs. At least one of the statements below would also need to apply to you:

- I am/we are a first time buyer
- I/we used to own a home but cannot afford to buy one now
- I/we are forming a new household, for example after a relationship breakdown
- I/we are an existing shared owner and want to move
- I/we own a home and want to move but cannot afford a new home that meets my/our needs

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. The information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact.