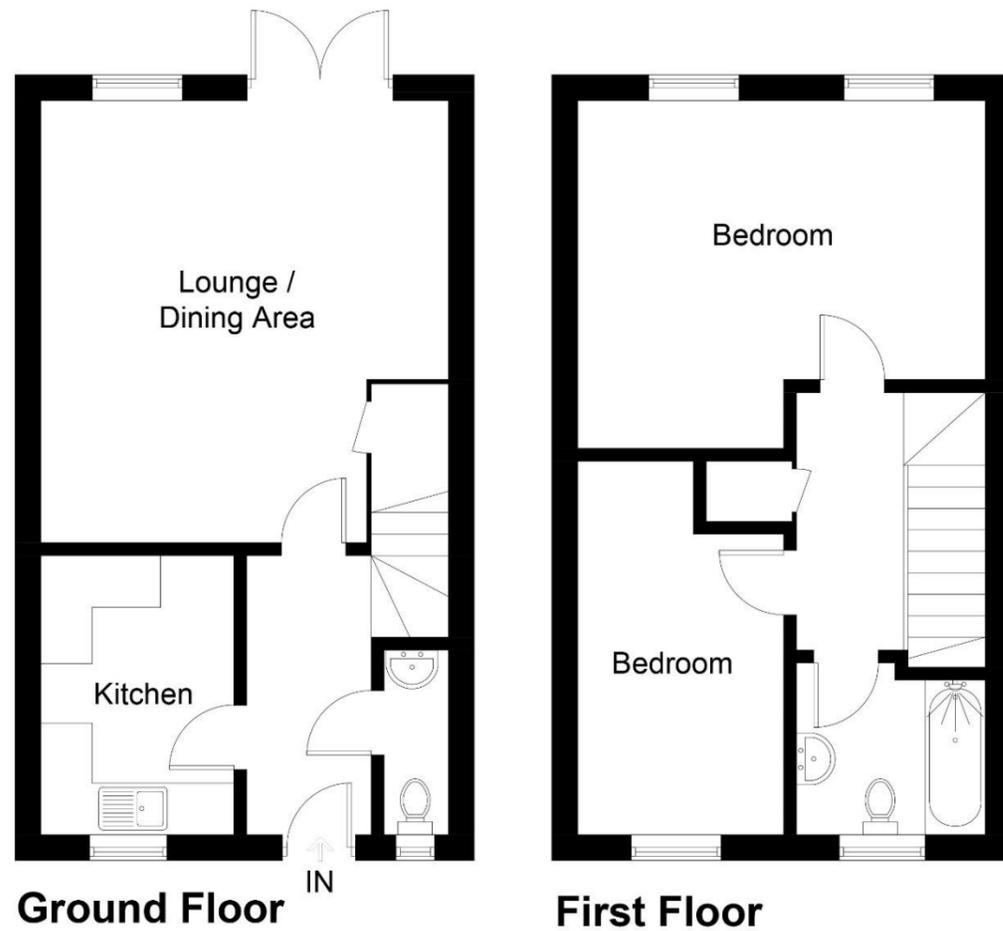


Approximate Gross Internal Area = 81.6 sq m / 878 sq ft



For illustrative purposes only. Not to scale. ID608930  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision

**PLOT 28 WEDMORE GRANGE**  
**WEDMORE SOMERSET BS28 4BS**  
 REFERENCE: AMA02357



**Shared Ownership for 50% Share £125,000**

Set in this sought after village location of Wedmore well known for its wonderful architecture, bustling pubs, niche clothing, jewellery and food shops and also located within the Cheddar Valley School catchment area is this exclusive development of properties under construction by Strongvox Homes in association with South Western Housing Society. South Western Housing Society are now pleased to be able to offer a limited number of two and three bedroom houses on a 50% shared ownership basis. The properties are due for completion in early summer 2020. Further information is available via the Societies sole selling agents Westcoast Properties.

# Plot 28 Wedmore Grange Wedmore Somerset BS28 4BS

**ALL SIZES ARE APPROXIMATE THE ACCOMMODATION COMPRISES:** Canopy entrance porch with front door giving access to:

**ENTRANCE HALL** With staircase rising to the first floor and doors to all principal ground floor rooms.

**GROUND FLOOR CLOAKROOM** With front aspect double glazed window and housing ideal standard white two piece suite comprising: pedestal wash hand basin. Low level WC.

**LOUNGE/DINING ROOM** With rear aspect double glazed windows and double glazed french doors leading out onto the rear gardens with TV and telephone points.

**KITCHEN** With front aspect double glazed window and fitted with a matching range of 'Howdens' wall and base level units from their 'Greenwich' range (customer choice two selected colours). Inset single drainer stainless steel sink unit with adjacent laminate work surfaces. Built in 'Zanussi' ceramic hob and 'Zanussi' electric oven and 'Zanussi' recirculating cooker hood over. Space and plumbing for automatic washing machine. Space for upright fridge/freezer.

**FIRST FLOOR LANDING** Built in storage cupboard. Access to fully insulated roof space and doors to all first floor rooms.

**BEDROOM ONE** Dual rear aspect windows.

**BEDROOM TWO** Front aspect window.

**FAMILY BATHROOM** With front aspect obscure double glazed window and housing matching white ideal standard three piece suite comprising: panel enclosed bath with fitted chrome mixer tap and fitted 'Mira' electric shower unit over with shower curtain and rail. Pedestal wash hand basin. Low level WC. Part tiled walls and vinyl floor covering.

**OUTSIDE** Open plan front gardens with turfed rear gardens, enclosed by timber close boarded fence panels and driveway to side.

**AGENTS NOTE:**

**Management charges:**

Estimated to be in the region of £250.00 per annum.

**Apportioned rent:** £260.00 approx PCM.

Our appraisal for this site was based on 2.5% of unsold equity per property per annum.

**Shared ownership eligibility:**

there are some general eligibility requirements that anyone wishing to buy a shared ownership home must meet. the general eligibility criteria for shared ownership is as follows:-

- 1) You must be at least 18 years old
- 2) Your annual household income must be less than £80,000 per annum
- 3) You should be registered with help to buy
- 4) You should be registered with homefinder Somerset
- 5) You should generally be a first time buyer i.e. you do not already own a home. if you do already own a home, you must be in the process of selling that property.
- 6) You should not be able to afford to buy a home suitable for your housing needs on the open market.
- 7) You must show that you are not in mortgage or rent arrears.
- 8) You must be able to demonstrate that you have a good credit history (no bad debts or country court judgements) and can afford the regular payments and costs involved in buying a home.

You should have savings or be able to easily access at least £4000.00 to cover the cost of buying a home. this is a guide line figure - the actual amount you need will depend on the help to buy option you choose.

in most cases you will also need to have enough savings to be able to easily access a minimum 5% of the equity share you are buying as a deposit.

**VIEWING ARRANGEMENTS:**

By appointment with Westcoast Properties  
 Tel. No: 01278 784884 Fax No: 01278 785392  
 E-mail: infoburnham@westcoastproperties.uk.com  
 websites including [www.westcoastproperties.uk.com](http://www.westcoastproperties.uk.com), [www.onthemarket.com](http://www.onthemarket.com) and [www.rightmove.co.uk](http://www.rightmove.co.uk)

**PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.**

**PLEASE NOTE:**

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

