



£108,000 Fixed Price

Manley Meadow, Exeter

Semi-Detached House | 2 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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# Step Inside

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## Key Features

- Shared Ownership Property
- 40% Share
- Semi Detached Home
- Two Bedrooms
- Modern Fitted Kitchen
- Living / Dining Room
- Downstairs WC
- South Facing Enclosed Garden
- Driveway
- Popular Westclyst Location

## Property Description

\* SHARED OWNERSHIP \* 40% SHARE \* SEMI-DETACHED REDROW HOME \* TWO LARGE BEDROOMS \* LIVING ROOM/DINER \* CONVENIENT DOWNSTAIRS W.C \* MODERN FITTED KITCHEN \* ENCLOSED REAR GARDEN \* DRIVEWAY FOR 2 VEHICLES \* NO ONWARD CHAIN \*

## Main Particulars

This delightful two-bedroom semi-detached Redrow home presents an excellent opportunity for first-time buyers through a 40% shared ownership scheme.

The roomy living room / diner serves as the heart of the home, offering a bright and comfortable space that's perfect for both relaxation and entertaining.

Both bedrooms are generously sized, providing plenty of space for rest and relaxation-ideal for couples, small families, or those looking to create a dedicated home office.

Step outside to discover your private, enclosed garden, designed over two tiers. This outdoor retreat is perfect for summer gatherings, gardening, or simply enjoying some quiet time.

Benefit from the convenience of your own private driveway, ensuring easy access and added peace of mind for you and your visitors.

This property is more than just a house; it's a lifestyle choice that enables you to enjoy the advantages of ownership without the full financial commitment. With excellent local amenities and transport links close by, this welcoming home is ready for you to move in and make it your own! Don't miss this fantastic opportunity- schedule a viewing today!

Rent - £410.43

Service Charges - £22.50

Share for sale - 40%

Maximum share - 100%

Council Tax banding - C

Lease length remaining - 122 years

Private driveway parking

Mains Water Supply

Gas central heating

Mains electricity supply

Fiber Broadband

£108,000 for a 40% share

Open Market Value: £270,000

As a shared ownership home, you will need to be eligible for Shared Ownership.

As a reminder, to be eligible for shared ownership you will need to evidence:

- \* your household income is £80,000 a year or less (£90,000 a year or less in London)
- \* you cannot afford all of the deposit and mortgage payments for a home that meets your needs

One of the following must also be true:

- \* you're a first-time buyer
- \* you used to own a home but cannot afford to buy one now
- \* you're forming a new household - for example, after a relationship breakdown
- \* you're an existing shared owner, and you want to move
- \* you own a home and want to move but cannot afford a new home that meets your needs.

Please take note of the minimum income, (£38,814.00) which is based on the minimum deposit (£7,900.00) for this property. If you are placing a larger deposit, the minimum income will reduce.

If you make a successful offer after your viewing, Stonewater Homes will then be able to refer you for a financial assessment with an Independent Financial Advisor. This is compulsory for all Shared Ownership purchases and does not interfere with any mortgage arrangements you have already made and you are not obliged to use them afterwards to arrange your mortgage, but can if you wish. You will also be required to complete a Stonewater application form.

Westclyst has easy access to public transport and major transport links including the M5, A30, Exeter International Airport, Sowton Industrial Estate, the Met Office and Pinhoe train station which has a direct train to Exeter and London Waterloo. The property is conveniently located within the catchment area of Westclyst Primary School and Clyst Vale High School. Pinhoe Village, a 5 minute walk, offers a wide range of amenities such as a Spar Shop, Pharmacy, Public House, Butchers, and eateries. Pinhoe Train Station is also within close proximity and offers services into Exeter and London Waterloo.

Council Tax Band: C

Tenure: Leasehold (122 years)

Service Charge: £22.5 per month

Shared Ownership: 40% being sold, £410.43 per month rental payments

**Kitchen** w: 2.75m x l: 2.57m (w: 9' x l: 8' 5")

**Living / Dining Room** w: 4.66m x l: 4.35m (w: 15' 3" x l: 14' 3")

**Bedroom 1** w: 4.66m x l: 3.45m (w: 15' 3" x l: 11' 4")

**Bedroom 2**

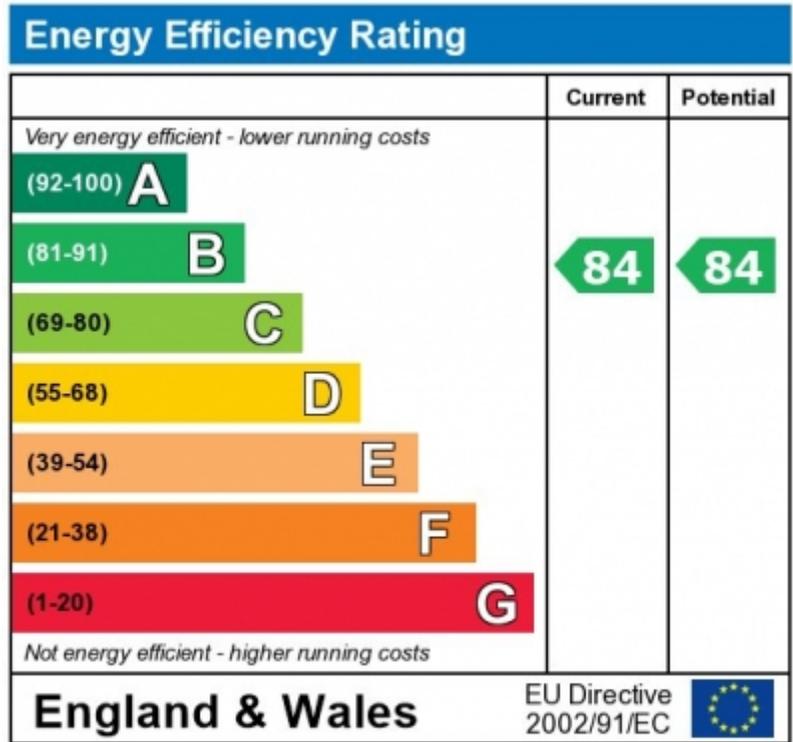
w: 4.75m x l: 2.57m (w: 15' 7" x l: 8' 5")





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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