

jean
goodman

Jean Goodman Ltd



Homefield, West Alvington

Price £132,500 Leasehold

An immaculate three bedroom energy efficient home with garden and parking spaces in an attractive small development close to Kingsbridge. This property is offered on a 50% shared ownership basis with Live West Housing Association and further details can be obtained from the agent.

The accommodation briefly comprises an entrance hall, sitting room, kitchen/dining room, cloakroom, three spacious bedrooms and a bathroom.

The village of West Alvington is immediately adjacent to Kingsbridge but has its own church, primary school, village hall and pub. Kingsbridge Community College is a short walk away.

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Kingsbridge is set at the head of the Kingsbridge Estuary in the heart of the beautiful South Hams area of Devon. It is a short drive from the sailing centre of Salcombe and the many delightful beaches of the South Devon coast.

The town has a wide range of independent shops, two supermarkets, pubs, restaurants, well renowned schools, a leisure centre with pool and local hospital.

A front door with small glazed panel leads into the

Entrance Hall

With a short staircase leading to the upper ground floor, the hall has a large storage cupboard with shelves, the electric consumer unit, solar panel meter, doors to the cloakroom and

Kitchen/Dining Room

A window to the front provides pleasant views across neighbouring countryside and the kitchen area is fitted with a matching range of light timber effect wall and floor units with stone effect work surfaces, one and a half bowl sink unit with mixer tap, tiled splashbacks, fitted gas hob with stainless steel extractor hood above and electric fan oven below and provision and space for washing machine, dishwasher and fridge freezer. A Worcester combi boiler is mounted on the wall. The dining area has ample space for a family sized dining table and chairs.

Cloakroom

Close to the front door, the cloakroom has an obscured window to the front, a wall mounted wash hand basin with tiled splashback and mirror above, WC and towel rail above the radiator.

Sitting Room

A generously proportioned room with window and French doors to the rear garden and a further short staircase to the first floor.

First Floor Landing

With a short staircase to the upper first floor and large built in linen cupboard at the higher level, the landing has doors to the bathroom and

Bedroom One

A large double bedroom with window to the front giving a far reaching view over countryside in a southerly direction.

Bathroom

With obscured window to the front, the bathroom is fitted with a panel bath with shower over, tiled surround and glass screen, a pedestal wash hand basin with tiled splashback, mirror and glass shelf above plus shaver point, extractor fan, WC and a tall ladder style heated towel rail.



Bedroom Two

A second generously proportioned double bedroom with window overlooking the rear garden.

Bedroom Three

A large single bedroom, also with window to the rear.

Outside

The front garden is block paved with rendered wall, an outside light and timber bin store. A side passage leads via a gate to the terraced rear garden. The lower level, which is quite private, has a paved patio with gravel seating area and several steps which lead up to a well enclosed lawn with small timber storage shed and a large metal shed.

Services

Mains water and drainage, gas, and electricity supplemented by solar panels. Gas central heating and hot water.

Energy Rating

The EPC for this property is Band B, indicating a particularly energy efficient house.

Council Tax

Council Tax Band D. (South Hams District Council)

Agent's Note:

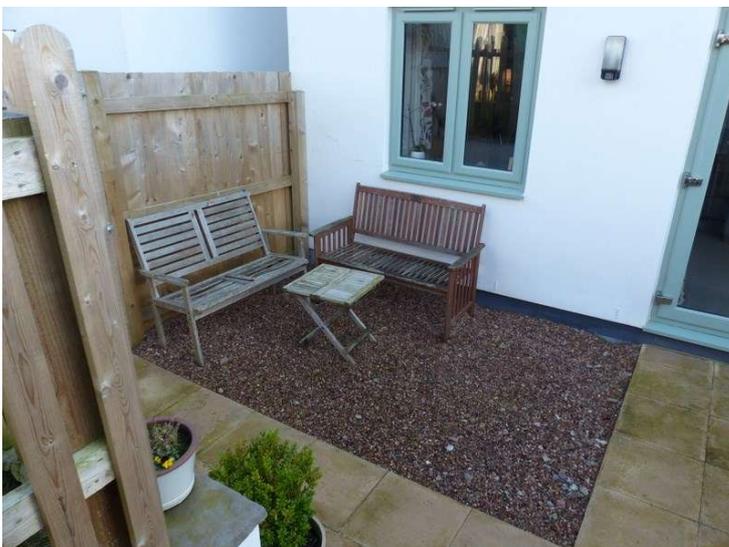
As this property is being sold on the basis of 50% shared ownership with Live West Housing Association there are terms and conditions.

Potential purchasers must be approved by Live West Housing Association and meet their criteria.

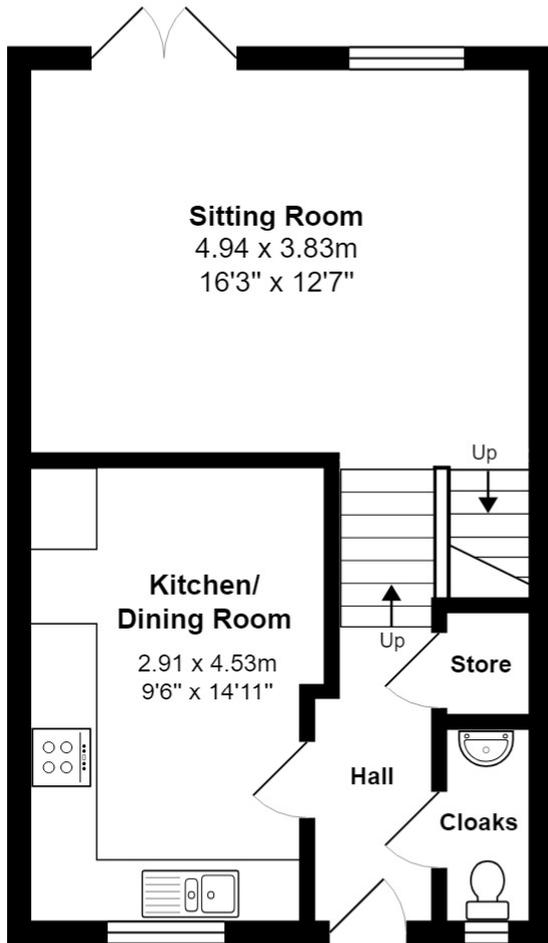
In addition to a monthly mortgage payment the following charges will apply.

As this property is being sold on the basis of 50% shared ownership with Live West Housing Association there are terms and conditions. In addition to a monthly mortgage payment the following charges will apply. Rent for the remaining 50% of the property £298.92, buildings insurance £10.01 and a service charge of £13.96.

There is a "staircasing" process where purchasers can increase their holding to 100% ownership including the freehold. Please ask for further details.

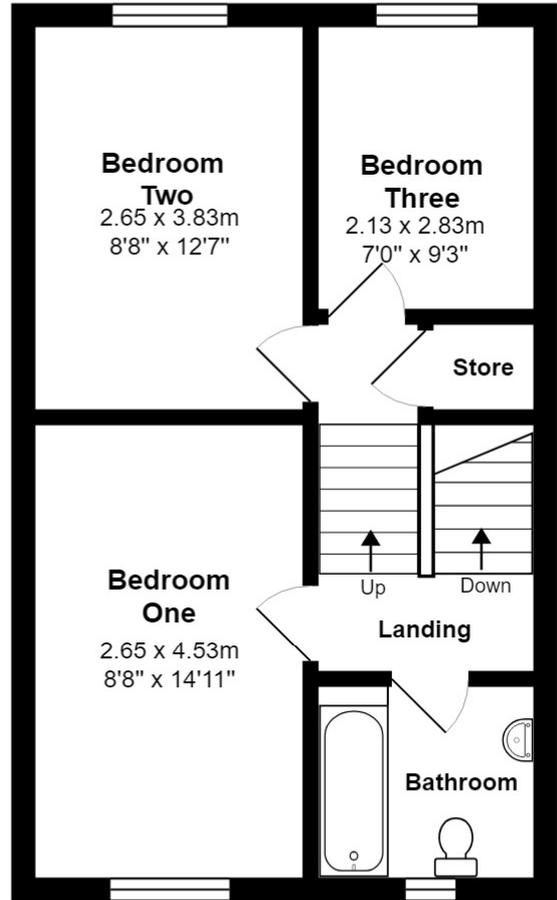


Upper Ground Floor



Ground Floor

Upper First Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		87	88
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		88	90
		EU Directive 2002/91/EC	

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.