



## PLOT 38, THE EXEBRIDGE, FOXGLOVE VIEW, BUCKLAND BREWER £215,000

Plot 38 at Foxglove View is a detached home with a rear kitchen-diner with garden access, study, lounge, and four double bedrooms (master en suite). Including a family bathroom, garage, and parking. Available via Home Reach from £215,000 (50% share), with rent on remaining.

The Exebridge provides family togetherness through the adjoining kitchen dining room which sits at the rear of the property and is completed with French doors opening onto the rear garden. A quiet study at the front of the property is the ideal space for those needing time to focus, away from the hustle of a busy home, and the secluded lounge allows for peace and tranquillity. The cloakroom and understairs storage cupboard are easily accessed from the hallway and complete the footprint of this home. Upstairs, four good sized double bedrooms provide a space for each family member to make their own. The master bedroom is accompanied by an en suite, whilst the good size family bathroom caters for the three further bedrooms.

The Exebridge is finished with a single garage and a parking provision for two cars.

#### Financial Breakdown:

Full market value: £430,000

50% share value from: £215,000

5% deposit from : £10,750

Rent charged on un-owned share: 2.75%

Rent on un-owned share (50%) £493 pcm

Estimated annual service charge: £TBC

On the edge of the village of Buckland Brewer, Foxglove View offers the serenity of its rural setting amongst fields and countryside, with the landmark village church on the skyline and spectacular views across open countryside.

#### What is Home Reach, shared ownership?

Home Reach is about making home ownership accessible. With Home Reach, you buy a share of your chosen home and pay a low monthly rent on the part you don't buy. You get to choose whether you buy a bigger share of a cheaper home or a smaller share of a more expensive home.

You can initially purchase a minimum of 50% of your chosen home and Heylo will become your landlord, granting you a lease. This means you will be able to live in your home as if you've bought it outright. You can buy more of your home in the future and stop paying rent on that part.

#### Eligibility Criteria

1. **Your household income does not exceed £80,000 per annum**
2. **You have a deposit of at least 5% of the value of the share you are purchasing**
3. **The property is your principal home**
4. **You pass a financial affordability assessment**

Services: Calor Gas, Mains Water & Electric.

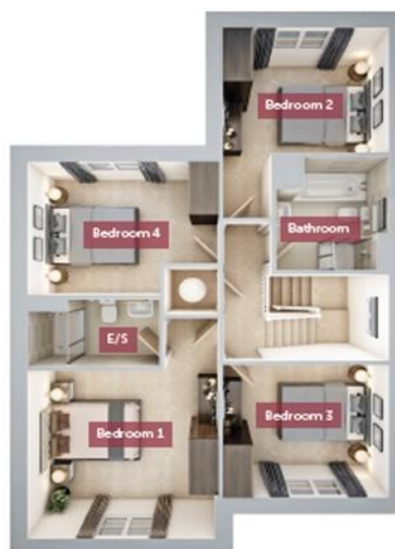
Energy Performance Certificate: TBC

Council Tax: TBC

# heylo



GROUND FLOOR



FIRST FLOOR

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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