

Eagle Close, Tiverton, EX16 4GL

fox & sons

welcome to

Eagle Close, Tiverton

Call today to register your interest in this four-bedroom detached 25%shared ownership home at Post Hill. Offering a fitted kitchen/diner with doors to the side, spacious lounge, two double bedrooms, two single bedrooms, a family bathroom, two parking spaces with EV charging point.

An exciting rare opportunity to purchase a brand new four bedroom detached home at the sought-after Post Hill development on a 25% shared ownership basis.

On entering the property you will find an entrance hallway. The side facing kitchen/diner is well equipped and offers a practical and stylish space for everyday cooking, with patio doors opening onto the side of the building. To the other side of the home, the generous lounge/dining room provides the perfect setting for relaxing and entertaining. Completing the ground floor is a convenient shower room and a useful storage cupboard.

Upstairs, the property offers two well proportioned double bedrooms, two single bedrooms, and a contemporary family bathroom.

Finished to a high standard throughout, the home benefits from flooring included in the kitchen, bathroom and shower room only. Heated buy an energy efficient air source heat pump heating system, and two allocated parking spaces with an EV charging point.

This fantastic brand-new home presents an affordable and attractive way to step onto the property ladder in a sought-after Tiverton location. Early viewing is highly recommended.

Measurements

Kitchen/Diner 6.60m x 3.34m
Lounge 6.60m x 3.28m
Bedroom One 3.65m x 3.49m
Bedroom Two 3.57m x 3.40m
Bedroom Three 3.60m x 3.02m
Bedroom Four 3.21m x 2.94m

About

Located close to Tiverton town centre, residents can enjoy easy access to local shops, schools, leisure facilities and green spaces. Excellent transport links, including nearby access to the M5 and Tiverton Parkway railway station.
This development will also deliver a large area of public open space and a children's play area. As well creating a clean and sustainable future for our residents with all homes offering air source heat pumps.

Leasehold

Leasehold 990 years
Net rent based on 25% share approx. £739.06 per month
Service Charge approx £32.37 per month
Buildings Insurance approx £16.31 per month
Sinking Fund approx £14.20 per month
Total approx £801.94 per month
Further lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.









Flooring
Flooring will be included in the kitchen, bathroom and shower room only.

What Is Shared Ownership?
You buy an initial share in your home - in this case between 10% and 75%, and pay a discounted rent on the remaining share. If your financial situation changes, you can 'staircase' and purchase further shares up until you own your home outright.

Not just for first-time buyers, the eligibility criteria is either:
-you currently don't own another house
-or the house you currently own is sold subject to contract

Basic criteria:
-You cannot afford a similar home on the open market
-Your household income does not exceed £80,000
-You don't have any County Court Judgements (CCJs) against you
-You can afford the mortgage and deposit for the share you wish to purchase

Shares
Shares are available from 10% to 75% depending on your lease and affordability.
The open market value is £430,000, with the value at 25% share being £107,500.

Please Note
We will endeavour to use the photographs of the actual property but may also show pictures of the show home, similar plots and/or computer generated images. The front shot photo is a photo of a different plot but the same house type.

Warranty
This home will have a 10-year LABC warranty.

Agents Note
£99 reservation fee offer, usually £250. Offer applies to selected available Shared Ownership homes. Reservation fee credited to your account on completion. Subject to availability. Not available in conjunction with any other offer, incentive or promotion. For full T&Cs please visit https://www.livewest.co.uk/sales-terms-and-conditions

EPC
Please note that the EPC for this property is to be confirmed.

This is a shared ownership on a leasehold. Service charges and eligibility criteria apply. It is a new build so council tax bands not yet available.

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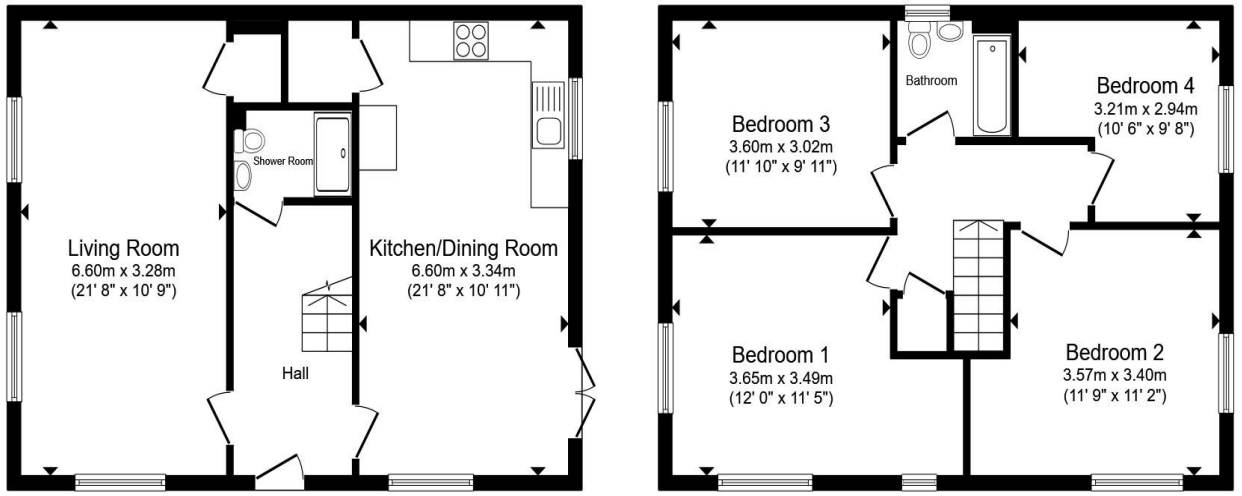
- 25% Share
- Minimum Deposit of £5,375
- Monthly Rent of £739.06
- Four Bedroom Detached House
- NO ONWARD CHAIN
- Air Source Heat Pump Heating
- Allocated parking spaces with EV charging

Tenure: Leasehold EPC Rating: To be confirmed
Monthly Rent £739.06
Monthly Service Charge £32.37
Monthly Buildings Insurance £16.31
Monthly Sinking Fund £14.20

This is a Leasehold property with details as follows; Term of Lease 990 years from 15 Jul 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£107,500



Total floor area 115.1 m² (1,239 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
TVT106270 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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