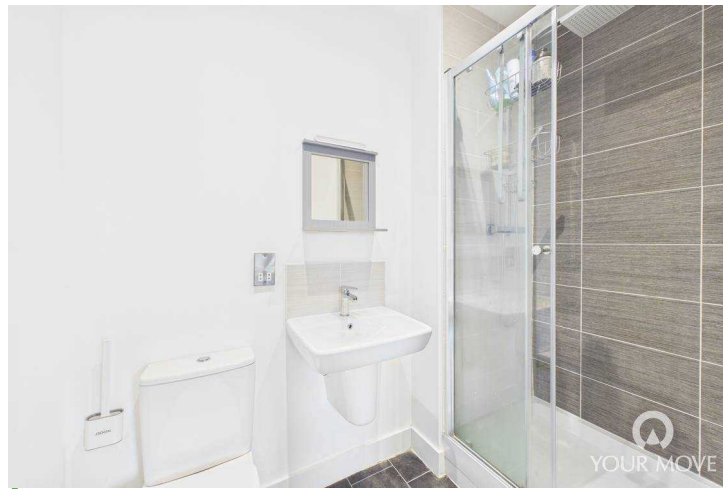
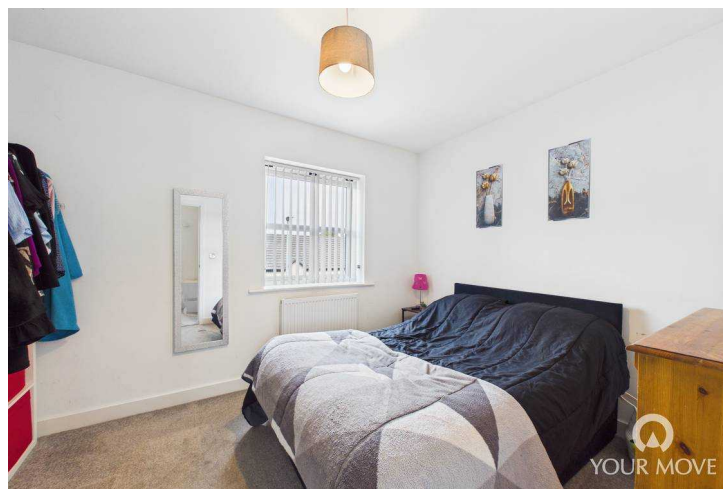




Thurston Drive, Wigton, Cumbria,
CA7

Asking Price: £54,500

Tenure: Leasehold



your-move.co.uk

Thurston Drive, Wigton, Cumbria, CA7
Asking Price: £54,500 Tenure: Leasehold

Council Tax Band: B
EPC Rating: B
Local Authority: Cumberland Council, Allerdale

Other important information which you will need to know about this property can be found at your-move.co.uk

SHARED OWNERSHIP. Offering 25% ownership and rental payment for the remaining. Applicants must have a local connection to Wigton and be in the need of affordable housing and will need to submit an application form to Home Group to be accepted. Ready to move straight into, this modern three bedroom semi detached home is located in the popular market town of Wigton; close to local amenities, transport links and schools.

Description

SHARED OWNERSHIP to own 25% of the property and pay rent on the remainder. This modern three bedroom semi detached home is approximately 5 years old.. The property comprises, entrance hallway, w/c cloakroom, open plan spacious kitchen/dining/living room. The kitchen has a range of fitted modern units, electric oven, electric hob and integrated fridge/freezer and dishwasher. There is a handy under stairs storage cupboard and duel aspect living room with double doors leading out onto the rear garden. To the first floor are two double bedrooms and one single bedroom, the primary bedroom having ensuite shower room and family bathroom with bath, shower over, w/c and wash hand basin. Outside to the rear of the property is a good size enclosed garden and to the front is parking for 2 cars.

Ground Floor

Entrance Hall

Welcoming you to this three bedroom family home.

W/C Cloakroom

3'10" x 4'9" (1.17m x 1.45m)
Handy ground floor w/c and wash hand basin.

Kitchen/Dining Room

14'11" x 15'6" (4.55m x 4.72m)
Spacious modern kitchen/dining room with a range of fitted units, integrated dishwasher and fridge/freezer and plenty of space for a 6 seater dining table.

Living Room

10'2" x 19'7" (3.1m x 5.97m)
Dual aspect living room with window to the front and double doors to the rear leading out into the garden, there is also a large understairs storage cupboard.

First Floor

Landing

Good size landing with space for a desk so great additional office space.

Bedroom 1

11'3" x 12'7" (3.43m x 3.84m)
Primary bedroom with two windows allowing the room to be flooded with natural light, having ensuite shower room.

Ensuite Shower Room

4'2" x 7'5" (1.27m x 2.26m)
Ensuite shower room with shower cubicle, w/c and wash hand basin.

Bedroom 2

9'5" x 10'3" (2.87m x 3.12m)
Double bedroom overlooking the front of the property.

Bedroom 3

6'5" x 9'11" (1.96m x 3.02m)
Good size single bedroom overlooking the rear garden.

Bathroom

6'2" x 7'5" (1.88m x 2.26m)
Family bathroom with bath/shower over, w/c

and wash hand basin.

Outside

To the front of the property is off street parking for two cars. To the rear is a good size enclosed garden with lawn.

Agents Notes

The property has Gas central heating and is double glazed.
EPC Rating B.

Sales Information:

Tenure: Leasehold

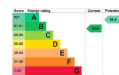
Scheme: Shared Ownership

Percentage: 25%

Price: £54,500 (25% of the 100% market value £218,000)

Staircasing: The buyer can purchase more shares simultaneously, in 10% minimum tranches, whilst purchasing the property.

Lease term: 125 years from 1st April 2021.



For full EPC please contact the branch.

Charges Payable

The current monthly charges payable to Home Group from 1st April 2024 are £489.56 and are broken down as follows:

Rent- £436.56

Management charge – £12.50

Insurance charge- £30.30

Service charge - £2.15

Reserve fund - £7.95

The above charges are reviewed annually on 1st April.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.