

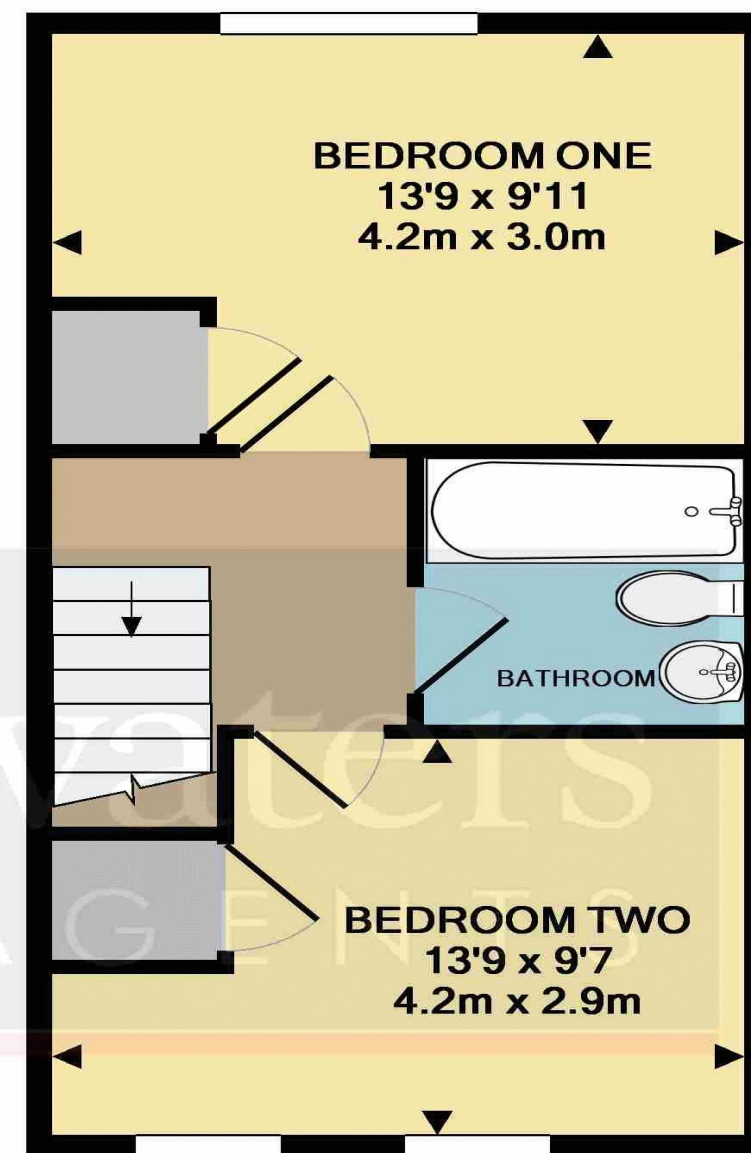
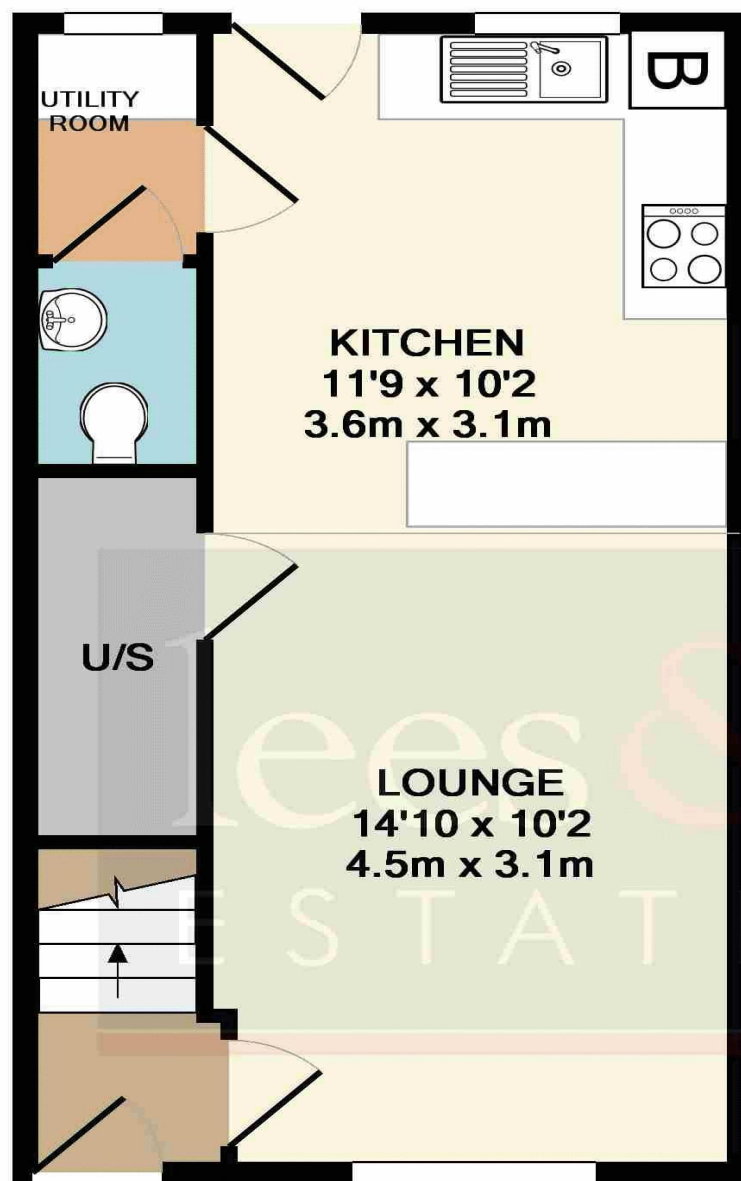
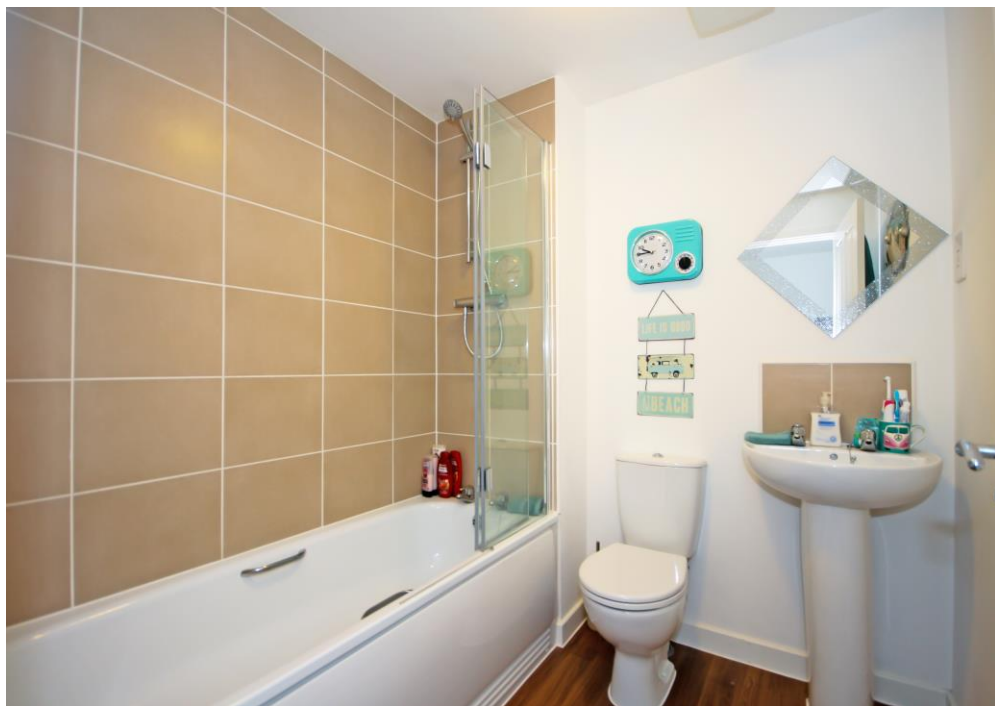


40 Walkers Rise, Monkton Heathfield, Taunton, TA2 8XB

£90,000 - Leasehold

50% Shared Ownership | No Onward Chain | Two Double Bedrooms | Family Bathroom & Cloakroom | Useful Utility Space | Dual Aspect & Open Plan Ground Floor | Quiet Position | Off Road Parking | Sunny & Low Maintenance Rear Garden | EPC Rating: B





GROUND FLOOR  
APPROX. FLOOR  
AREA 361 SQ.FT.  
(33.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 355 SQ.FT.  
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 716 SQ.FT. (66.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## THE PROPERTY

50% SHARED OWNERSHIP - Available with NO ONWARD CHAIN this is a stunning and most spacious two bedroom property.

The ground floor is a dual aspect, open plan area, with the extended work surface that provides the breakfast bar defining the space between the kitchen and living areas. There is a large under stairs storage cupboard accessed from the living space and a useful utility accessed from the kitchen. This utility space has plumbing for a washing machine and work surface space, it also gives access to the cloakroom.

To the first floor are two double bedrooms, both with built in storage space and further space for free-standing wardrobes. The bathroom is positioned between the two bedrooms and is spacious, fitted with a modern white suite.

Outside there is a parking space beyond the rear boundary, with the rear boundary having a gate providing easy access from the parking space to the kitchen.

To the front the property overlooks a walk-way and an area of grass with trees providing privacy from the houses in front. This is a very nicely positioned property, spacious and with a well designed layout. It's particularly well presented and absolutely perfect as a first time buy.

We anticipate a high-level of interest in this property so please contact LiveWest to check your eligibility before viewing. They can be contacted on 01934 526000. If you are eligible for a shared ownership property and you wish to apply for this home, you will be required to fill in an application that needs to be accepted by LiveWest before formal acceptance of any offer. All complete applications are considered in the order in which they are received.

Please find some important information below –

Tenure: Leasehold

Full Value: £180,000

Share available for purchase: 50% at £90,000

Lease length: 99 years from 01/01/2017 Staircasing is unrestricted

Rent (per calendar month and comprising rent, buildings insurance and service charge) £226.74. Rent is reviewed annually.

If the lease for this property is approaching or has less than 80 years remaining, any mortgage lender may require that you have the lease extended. There are costs involved in extending the lease for which the shared owner is responsible.

**Dominika Chwiejczak**  
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Lees & Waters Estate Agents introduce to Just Mortgages for mortgage and protection advice.

Just Mortgages is a trading name of Just Mortgages Direct Ltd, an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority.



YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Energy Performance Certificate

HM Government

40, Walkers Rise, Monkton Heathfield, TAUNTON, TA2 8XB

Dwelling type: Mid-terrace house      Reference number: 9346-3884-7692-9496-6301  
Date of assessment: 14 November 2016      Type of assessment: SAP, new dwelling  
Date of certificate: 14 November 2016      Total floor area: 70 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 879
Over 3 years you could save	£ 102

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 492 over 3 years	£ 492 over 3 years	
Hot Water	£ 234 over 3 years	£ 132 over 3 years	
Totals	£ 879	£ 777	You could save £ 102 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	84	97	G
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 99
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 888