

10 Heyridge Meadow
Cullompton EX15 1FD

Affordable Housing
UK (Devon) Ltd

Quality homes at affordable prices

£97,350



Heyridge Meadow is a delightful small development of character situated on the outskirts of Cullompton but is within walking distance of the town centre. The M5 motorway is easily accessed and provides excellent links to both the cathedral city of Exeter and the county town of Taunton.

This beautifully presented detached two-bedroom coach house occupies an enviable position and benefits from its own private and secluded garden; the first-floor accommodation is light, spacious and well-proportioned and must be viewed to be fully appreciated. The property has an electrical central heating system with thermostatically controlled radiators and double-glazed windows.

The property comes with a very generous single garage with an informal parking space directly in front and visitor parking only a few meters away.

The apartment is for sale through shared ownership, which means you purchase a percentage share of the property with a mortgage and will benefit from the advantage and responsibilities of home ownership.

Unlike traditional shared ownership Affordable Housing (Devon) Ltd **do not charge rent on the remaining equity.**

The accommodation with approximate measurements comprises:

Front door to:

Entrance Hall with radiator and stairs with handrail to first floor.

Hallway

Cupboard with Electramate A Class electrical central heating boiler. Cove ceiling

Open plan Lounge/Diner/Kitchen

Kitchen 2.50 m max x 2.29m max

Enjoying an open outlook with an excellent range of light wood effect units, electrical cooker point, stainless steel canopy hood, 1.5 sink and drainer unit with Monobloc taps over, plumbing for washing machine, fridge/freezer recess.

Lounge Diner 5.66m x 3.6m maximum reducing to 3.10m

A spacious and well-proportioned room which enjoys a dual aspect to the front of the property, coved ceiling, 2 radiators, TV point, telephone point, Danfuss central heating control panel

Bedroom 1: 3.3m max x 2.99m max

Lovely aspect to the front, radiator, large built-in storage cupboard. TV point.

Bedroom 2: 2.99m x 2.21max reducing to 1.78m

Built-in Wardrobe with hanging rail and shelf, radiator. Aspect over the garden

Bathroom

Attractive tiles with a white suite comprising panelled bath with handles and thermostatic shower, pedestal wash hand basin, low level WC, shaver point, Vent Axia extractor.

Outside

Underneath the first-floor accommodation a larger than average single garage can be found. An 'L' shaped space the garage offers a recessed area which would be ideal for a workbench or storage and has electricity and a tap. From here the private sunny garden can be accessed via a pedestrian door.

Services: Mains electricity, water, and drainage.

Ground Rent: £210.51 per annum.

Service Charge: (which includes Building Insurance) £22.16 per month.

Estate Maintenance Charges: Approximately £100.00 per half year. This is charged by Meadfleet Ltd who manage the communal spaces at Heyridge Meadow.

To view contact: Shaun Hacking 07891 984116

PRICE: £97,350 leasehold for a 66% fixed equity share.



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. No person representing Affordable Homes UK (Mid Devon) Ltd has any authority to make or give any representation or warranty in relation to this property.