



# Filham Chase

Ivybridge, Devon

A superb collection of 2 and 3 bedroom shared ownership homes





## Welcome to **Filham Chase**

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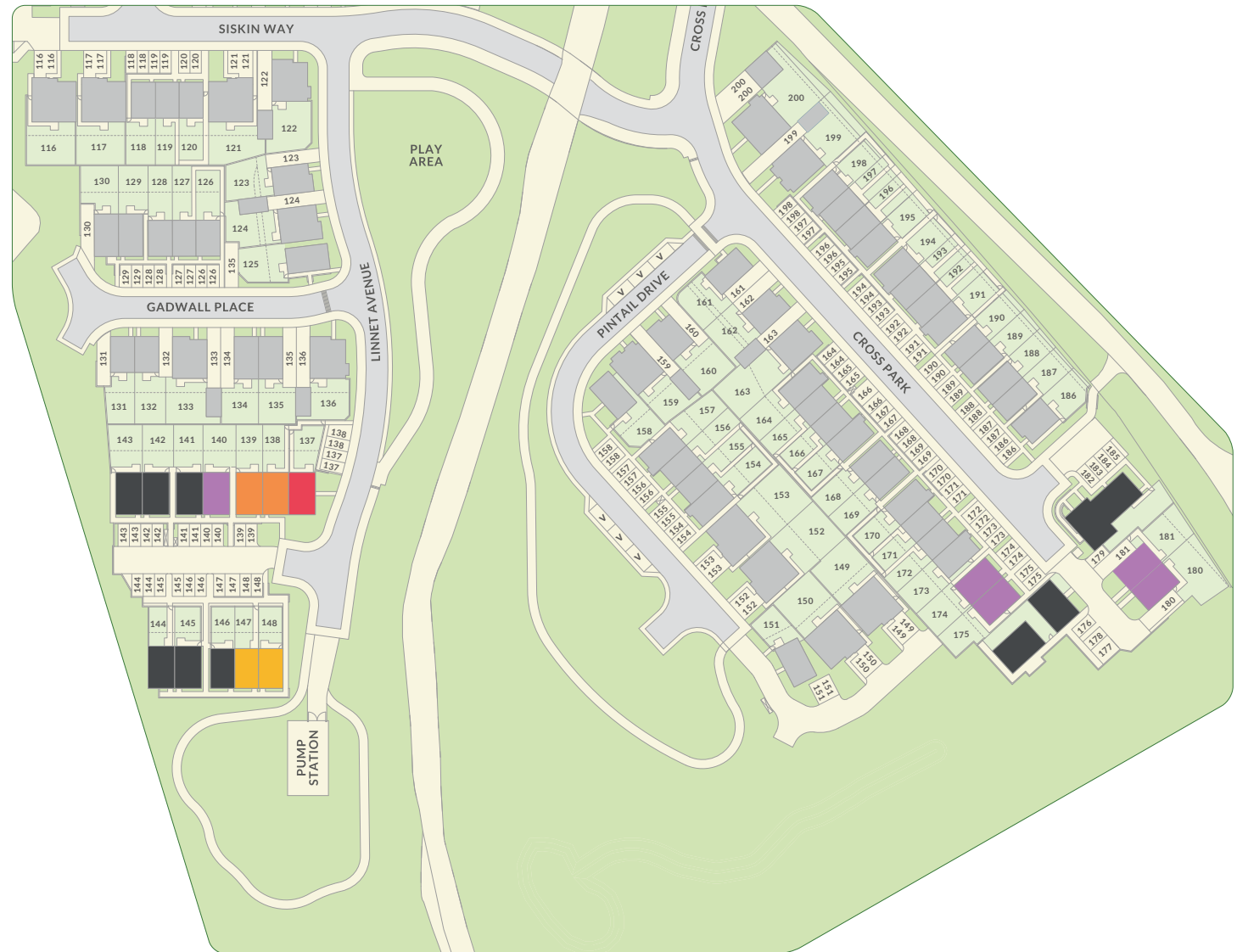
Filham Chase is a fantastic development with two and three bedroom homes available for shared ownership.

The development is situated in Ivybridge, a bustling town which offers both a magnificent natural setting and excellent links to both Plymouth and Exeter. There is lots of things to do in Ivybridge, including walking trails, local pubs, and independent shops to visit in the town centre. With easy access to local schools, pharmacies, and the Ivybridge Train station, Filham Chase is in a brilliant location for local amenities.

With 10 homes available for shared Ownership in this latest phase, owning a home at Filham Chase could become a reality. These homes are ideal for those looking to get on the ladder, downsize or find their forever family home with a local connection to the area.

# Site plan

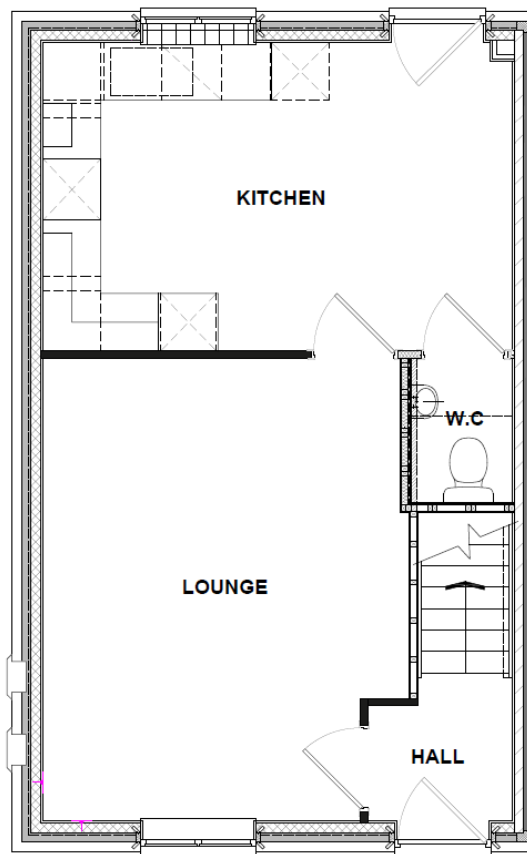
- The Willow**  
 2 Bedroom home  
 Plots 147, 148
  
- The Sessile**  
 3 Bedroom home  
 Plots 138, 139
  
- The Holm**  
 3 Bedroom home  
 Plots 137
  
- The Bur**  
 3 Bedroom home  
 Plots 140, 174, 175,  
 180, 181
  
- Other Properties**
  
- Rented**



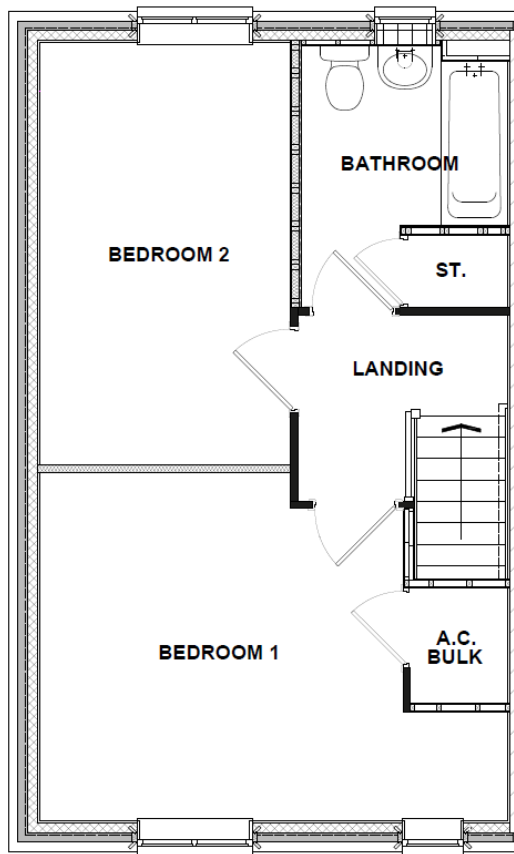
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## 2 Bedroom home

Mid terrace plot 147 (AS), End terrace plot 148 (OPP)



Ground floor



First floor

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### Ground floor

#### Lounge

4.81 x 3.71 m

#### Kitchen / Dining

4.86 x 3.21 m

### First floor

#### Bedroom 1

4.87 x 3.62 m

#### Bedroom 2

4.40 x 2.61 m

Total floor area 79m<sup>2</sup>

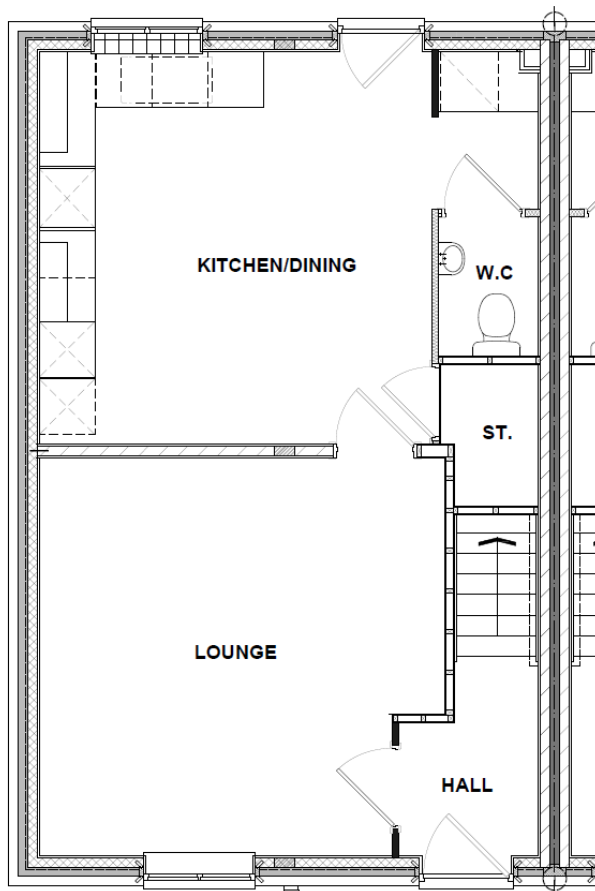
(Approximate dimensions)

This property will be built to M4(2) standards. It is designed to be accessible and adaptable. PV panels installed.

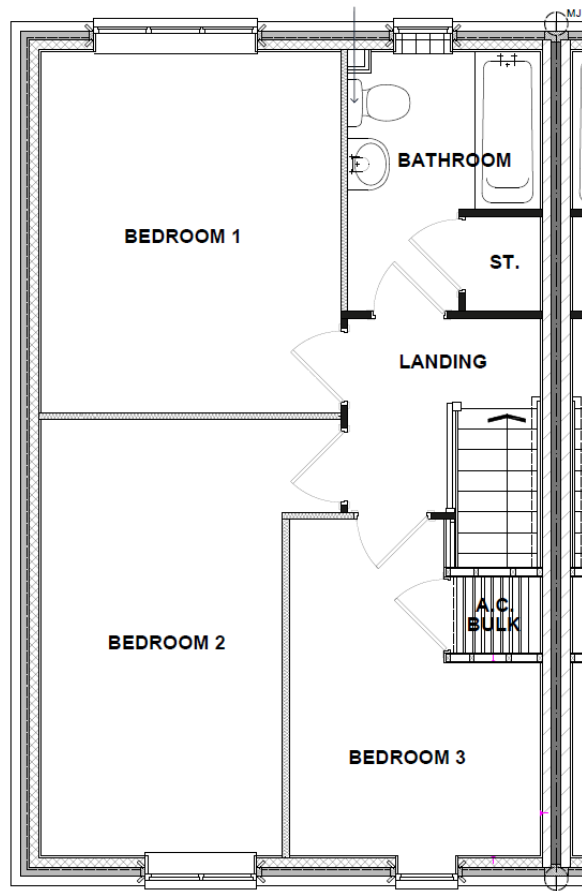
# The Sessile

## 3 Bedroom home

Mid terrace plot 138 (OPP), End terrace plot 139 (AS)



Ground floor



First floor

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### Ground floor

#### Lounge

4.37 x 4.28 m

#### Kitchen

4.22 x 4.22 m

### First floor

#### Bedroom 1

3.88 x 3.22 m

#### Bedroom 2

4.69 x 2.59 m

#### Bedroom 3

3.62 x 2.70 m

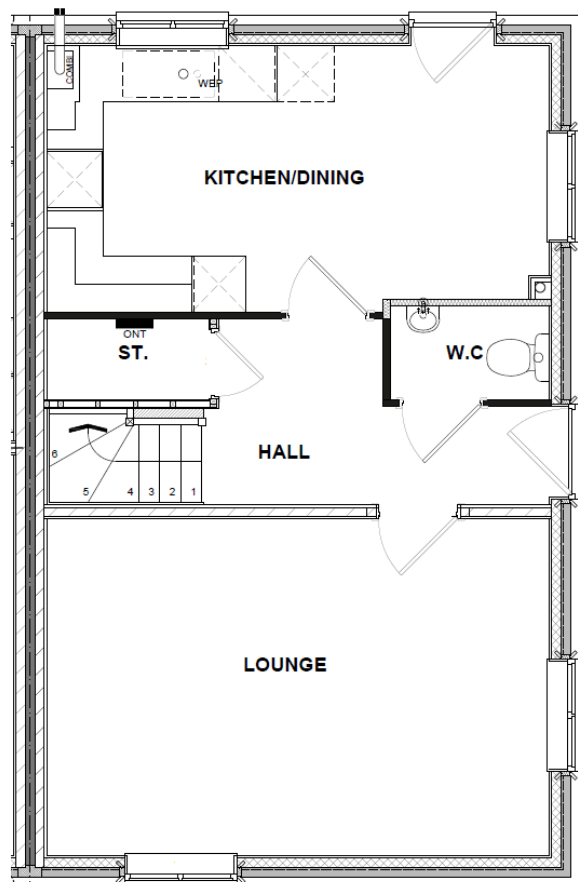
Total floor area 93m<sup>2</sup>

(Approximate dimensions)

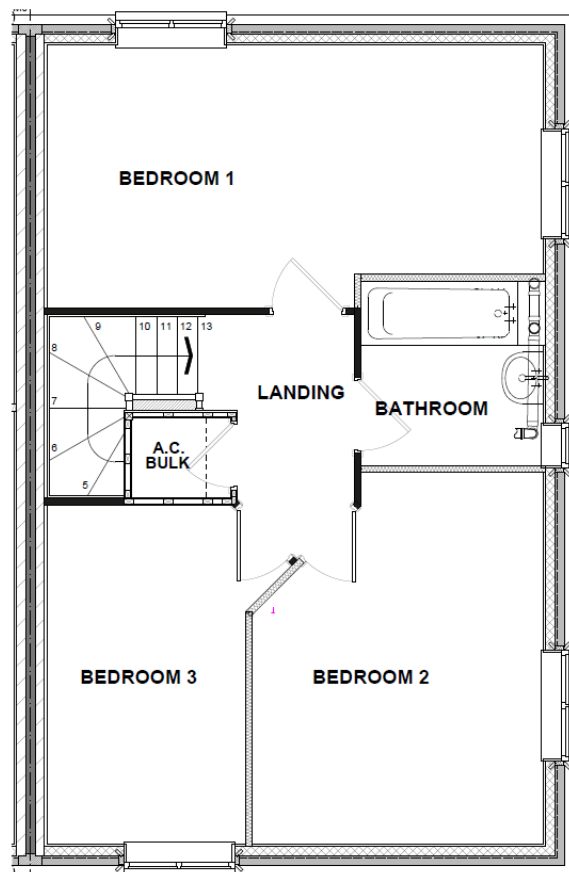
PV panels installed.

## 3 Bedroom home

End terrace plot 137 (AS)



Ground floor



First floor

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### Ground floor

#### Lounge

5.37 x 3.59 m

#### Kitchen / Dining

5.37 x 2.84 m

### First floor

#### Bedroom 1

5.37 x 2.84 m

#### Bedroom 2

4.02 x 3.15 m

#### Bedroom 3

3.67 x 2.15 m

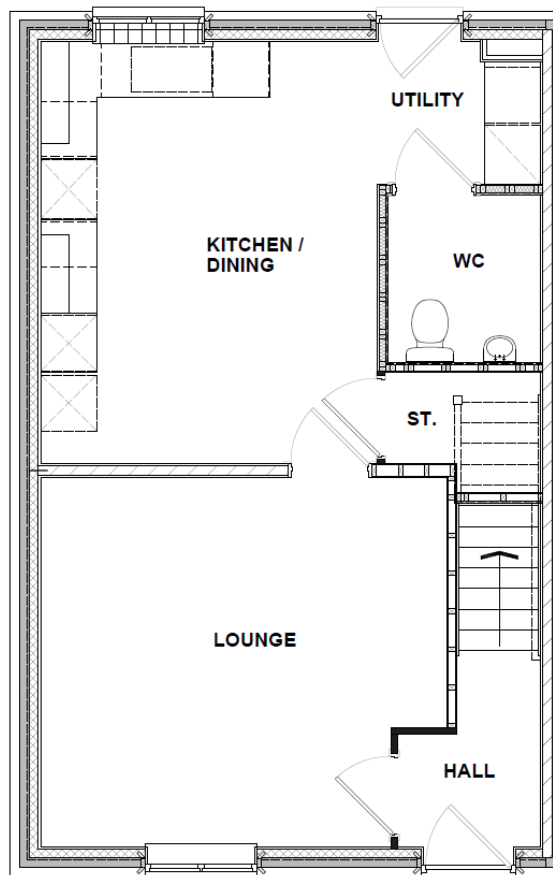
Total floor area 93m<sup>2</sup>

(Approximate dimensions)

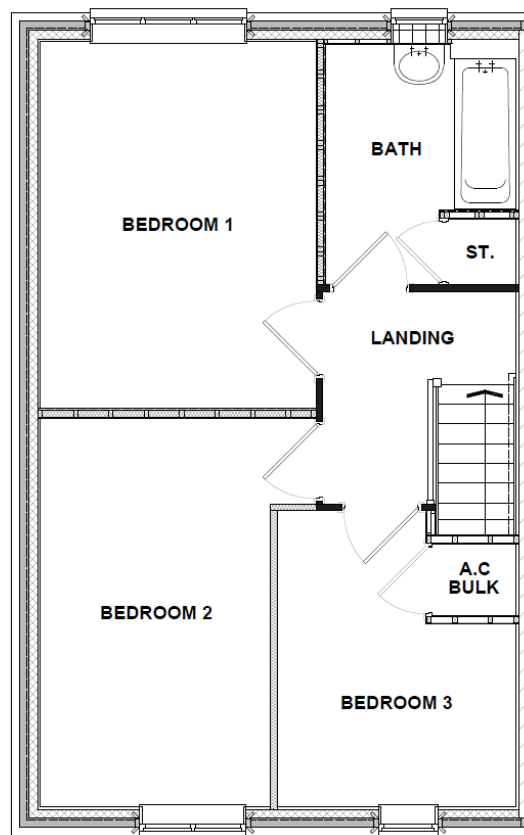
# The Bur

## 3 Bedroom home

Semi detached plots 140, 174, 180 (OPP), 175, 181 (AS)



Ground floor



First floor

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### Ground floor

#### Lounge

4.36 x 3.96 m

#### Kitchen / Dining

5.37 x 4.53 m

### First floor

#### Bedroom 1

4.15 x 3.11 m

#### Bedroom 2

4.39 x 2.59 m

#### Bedroom 3

3.35 x 2.70 m

### Total floor area 93m<sup>2</sup>

(Approximate dimensions)

This property will be built to M4(2) standards. It is designed to be accessible and adaptable. PV panels installed on 140, 174, 175.



# S106 local connection criteria

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Our homes at Filham Chase have a Section 106 agreement, a condition set by planning for this development. One of the criteria in the S106 agreement is applicants purchasing a Shared Ownership home will need to have a local connection.

To confirm your local connection, **the applicant[s] will need to show evidence of one of the following:**

- a. Have lived in Devon for 3 out of the 5 years preceding the application, or
- b. Have immediately, prior to the application, lived in Devon for 6 out of 12 months preceding the application, or
- c. Have immediate family living in Devon for 5 years preceding the application. Immediate family are parents, siblings and non-dependent children, or
- d. Have permanent employment in Devon with a minimum contract of 16 hours per week which has continued for the 6 months preceding the application without a break in employment of more than 3 months. Such employment to include self-employment. This should not include employment of a casual nature.

Armed Forces personnel do not need to have any local connections. They will be required to meet one of the following criteria:

- Are currently serving or who have served in the Regular Armed Forces.
- Bereaved spouses or civil partners of those serving in the regular forces where
  - (i) the bereaved spouse or civil partner has recently ceased, or will cease, to be entitled, to reside in Ministry of Defence accommodation following the death of their service spouse or civil partner, and
  - (ii) the death was wholly or partly attributable to their service
- Existing or former members of the reserve forces who are suffering from a serious injury, illness or disability which is wholly or partly attributable to their service.



# How to find **Filham Chase**

Cross Park,  
Ivybridge,  
PL21 0DW

## Get in touch

SO Living. Plumer House,  
Crownhill, PL6 5DH

### Opening times

Monday - Thursday 9am - 5pm  
Friday - 9am - 4:30pm



[so-living.co.uk](https://so-living.co.uk)



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Images may be computer-generated and are for illustrative purposes only, so may not be representative of exact plots or the building. This includes that the colours of the building may be different. Individual specifications may vary including that fittings and features may be different to those pictured. This includes differences in building materials, windows, doors, brick, carpet, paint, driveways, roads, plants, greenery, fencing, doors and guttering. Any furnishings are virtually staged and are not included in the sale of the property. Homes may be detached, semi-detached or mid terrace, please speak to a sales officer for further information. Homes may or may not have a garage or shed, please speak to a sales officer for further information. Floor plans and images are not to scale and are indicative only. The layout of bathrooms and kitchens may change. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected houses. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture, carpets or for flooring. Total area figures that are given refer to the gross figures for internal areas and will vary from property to property. Please note, some plots may be handed (which means that the layout may be a mirror image of the plan shown above), please speak to a sales officer for further information.

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