



# Briardale Road, PL2 2LE

Available from £92,000

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2 bedroom shared ownership home

\*Additional costs including rent and service charges are set out on page 2.

# Make the dream of home ownership a reality with shared ownership

2 bedrooms

Gas central heating

1 parking space

Council Tax Band A

|                   |             |
|-------------------|-------------|
| Full market value | £230,000    |
| Share             | 40%         |
| Share price       | £92,000     |
| Rent charge       | £320.72 p/m |
| Service charge    | £29.13 p/m* |

\*Property prices displayed are based on open market valuations but are subject to change. The "Rent" refers to the rental payments due on the portion of the property that is not owned by you. The "Service Charge" is the payment you must make for services on the development. Rent and Service Charges are as of April 2026. Rent and Service Charges will be reviewed annually in April and therefore may change during advertisement or conveyancing. The Rent advertised for resale properties is based upon the rent set at the time the lease was issued to the current owner, and any subsequent annual reviews or amendments. You are liable to pay all associated taxes related to your property purchase (including stamp duty).

All images and photographs are not intended to be relied upon to form part of, any contract unless specifically incorporated in writing into the contract.

## The accommodation comprises...

The thoughtfully designed ground floor includes an entrance hallway with a convenient downstairs W/C. There is a separate spacious living room and fully fitted kitchen/dining area, complete with a rear entrance lobby. To the rear of the property is the private garden, which has a patio space and laid to lawn.

Upstairs, you'll find two good-sized double bedrooms, and a family bathroom with a three-piece suite.

Externally there is allocated parking for one vehicle, located in the parking area in front of the property.

### Ground floor

|                     |             |
|---------------------|-------------|
| Kitchen/Dining room | 4.8m x 2.9m |
| Living room         | 4.9m x 3m   |
| WC                  | 1.8m x 1.1m |

### First floor

|             |               |
|-------------|---------------|
| Bedroom One | 4.8 mx 3 m    |
| Bedroom Two | 4.3 m x 2.5 m |
| Bathroom    | 2.2m x 1.9m   |







## Outside

### Front

Allocated parking for one vehicle, located in parking area in front of the property

### Rear

To the rear of the property is a private enclosed garden.

## Other information

### Local connection

No local connection

### Lease details

The term of the lease for this property is 125 years from 30 November 2020

### Builder Warranty

NHBC warranty expires 13<sup>th</sup> October 2032

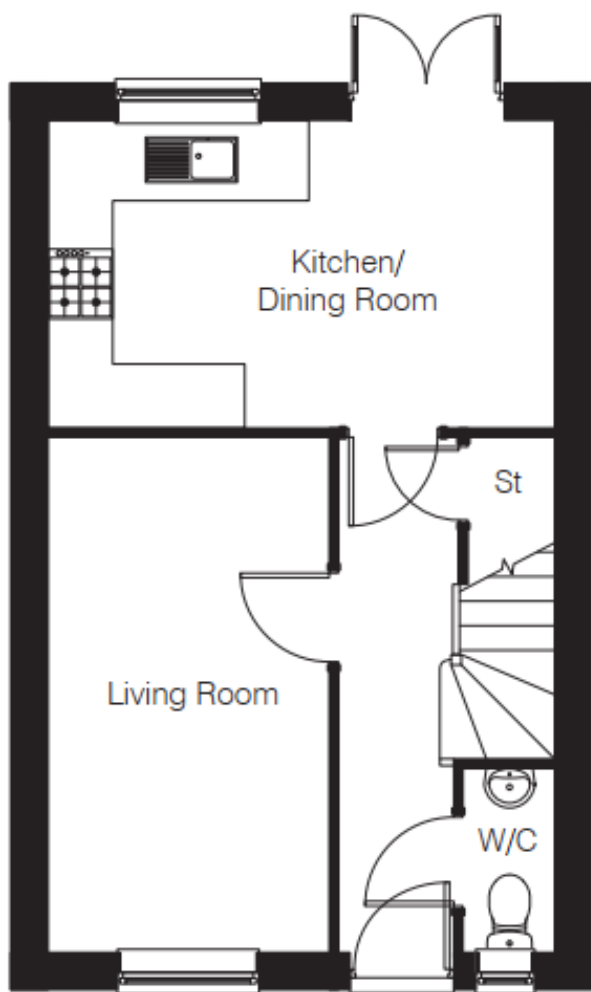
### Energy Efficiency Rating

B rating

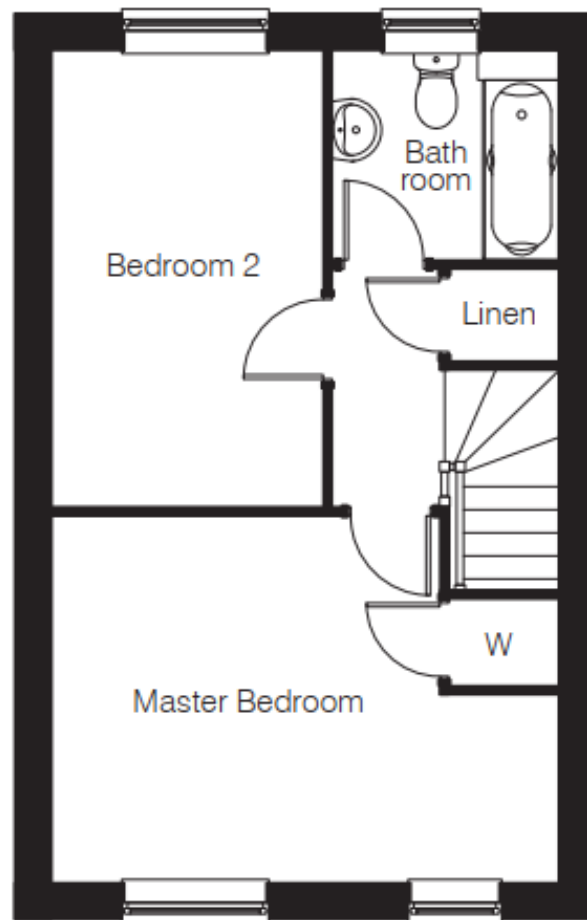
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 99   A    |
| 81-91 | B             | 99   B  |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Dimensions advertised above should not be relied upon or used for carpet or flooring sizes, appliances spaces or items of furniture. Please see our disclaimer on the final page for more details.

# Floorplan



Ground floor



First floor

Disclaimer: These particulars are issued in good faith and do not constitute representation or fact or form part of any contract or offer. Floor plans and images are not to scale and are indicative only. The property is sold as seen, these particulars should be independently verified by prospective buyers. Plymouth Community Homes, its employees and agents do not have any authority to make or give any representation or warranty whatever in relation to this property, any floor plans are representation floor plans for visual purposes only. Where appliances, including central heating, are mentioned or shown, it cannot be assumed that they are in working order, and will not have been tested by Plymouth Community Homes. Please also note that wiring, plumbing and drains have not been checked. Lease details should be checked prior to ensuring their exactness.

These particulars have been produced by SO Living on behalf of the vendor

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