



Pintail Drive, PL21 0JB

Available from £90,000

3 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

3 bedrooms

Gas central heating

2 parking spaces

Council Tax Band C

Full market value	£300,000
Share	30%
Share price	£90,000
Rent charge	£492.52 p/m
Service charge	£43.61 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 2025. Rent and Service Charges will be reviewed annually in April and therefore may change during advertisement or conveyancing. The Rent advertised for resales 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 thoughtfully designed ground floor includes an entrance hallway into a well-presented living room. Completing the ground floor is a separate, fully fitted kitchen/dining area with a rear patio door leading to the private rear garden. The downstairs also benefits from a WC and utility area, located towards the rear of the home.

On the first floor, there are two good-sized bedrooms, a contemporary bathroom and the main bedroom, which leads to an en-suite. Externally, there is allocated parking for two vehicles.

The accommodation comprises...

Ground floor

Lounge	4.91m x 3.85m
Kitchen/dining	3.71m x 3.69m
WC	1.91m x 1.05m

First floor

Bedroom 1	3.47m x 3.31m
Bedroom 2	3.63m x 2.71m
Bedroom 3	3.79m x 2.15m
Bathroom	2.38m x 1.72m
En-Suite	2.53m x 1.26m



Outside

Front

Two allocated parking space.

Rear

Externally, the property has a private rear patio.



Other information

Lease details

The term of the lease for this property is 990 years from 26 July 2024.

Builder Warranty

NHBC warranty expires 7 March 2034.



Energy Efficiency Rating

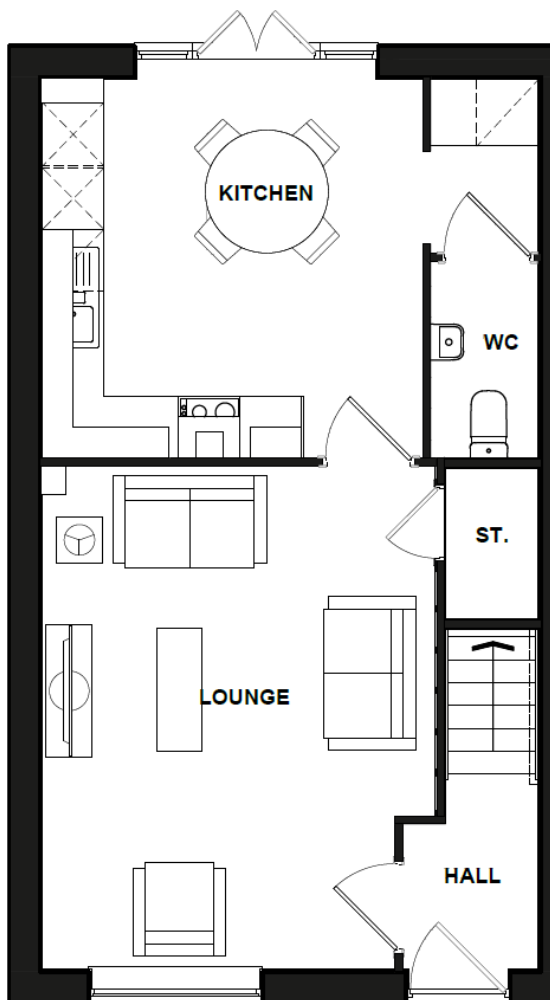
B

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

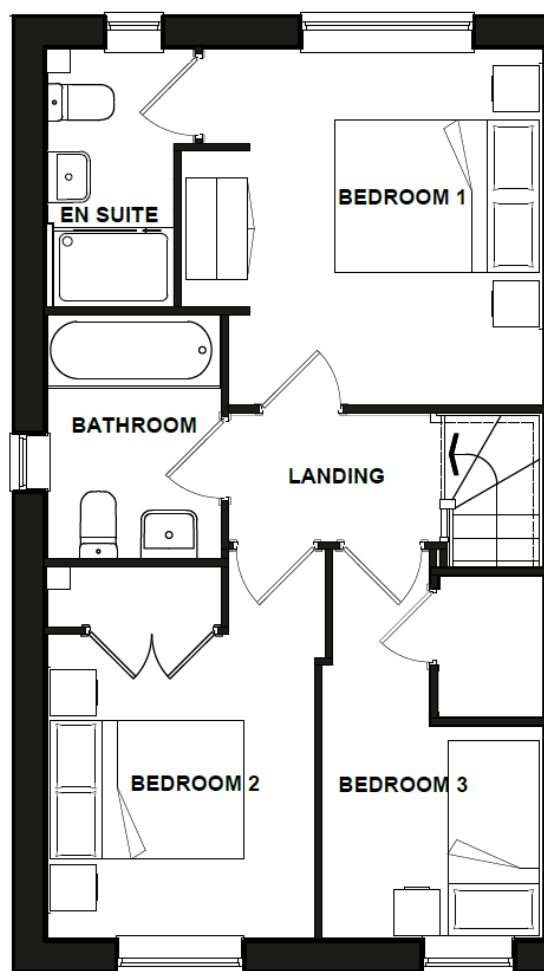


Dimensions advertised above should not be relied upon or used for carpet or flooring sizes, appliances spaces or items of furniture. Please see our disclaimer on the final page for more details.

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 in May 2025.

Apply now at www.so-living.co.uk



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