



# Gawton Way, PL19 0FJ

Available from £147,000

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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

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- 2 bedrooms
- Gas Central Heating
- 2 parking space
- Council Tax Band B

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Full market value	£245,000
Share	60%
Share price	£147,000
Rent charge	£223.94 p/m
Service charge	£30.81 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 ground floor leads you into a spacious open plan living area, perfect for contemporary family living and entertaining, with large front and rear windows allowing light to flood in.

The kitchen includes a stylish stainless-steel oven, hob and extractor fan whilst the rear lobby gives access to an enclosed garden and a handy cloakroom.

On the first floor, you will find both a sizeable master bedroom and a twin bedroom along with a modern, fully-fitted family bathroom.

There is plenty of storage throughout with a generous sized cupboard under the enclosed stairs and 2 additional cupboards on the first floor.

## The accommodation comprises...

### Ground floor

Open plan living	3.53m x 8.52m
Lobby	1.6m x 1.5m
Cloakroom	1.05m x 1.52m

### First floor

Bedroom 1	4.52m x 3.46m
Bedroom 2	4.51m x 3.75m
Bathroom	4.51m x 3.75m

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.





## Other information

### Lease details

Lease of 125 years from 1st January 2020

### Builder Warranty

NHBC warranty expires 24 Oct 2031

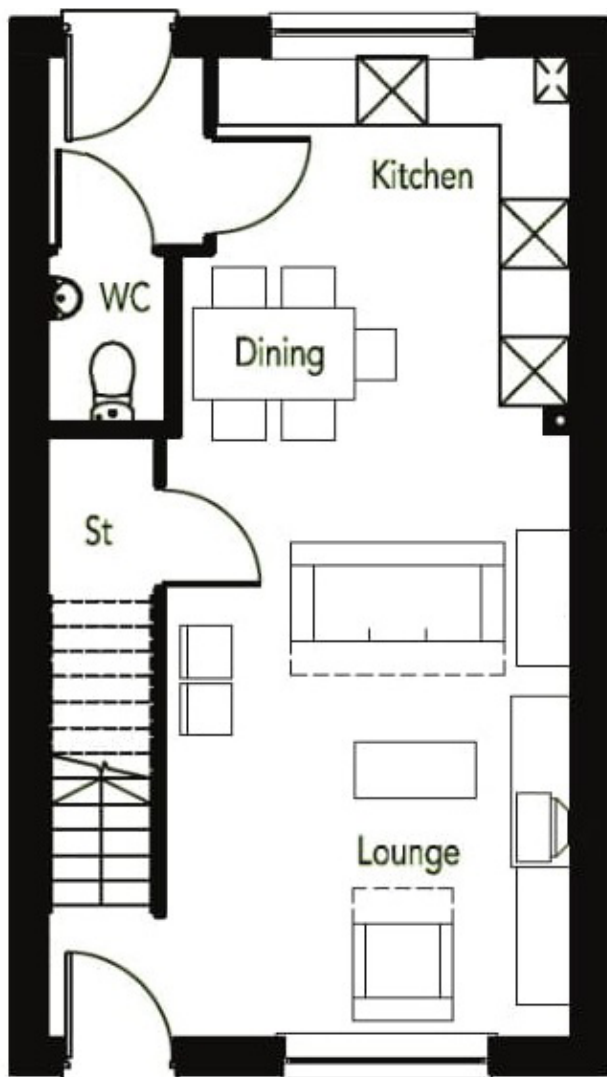
### Energy Efficiency Rating

B

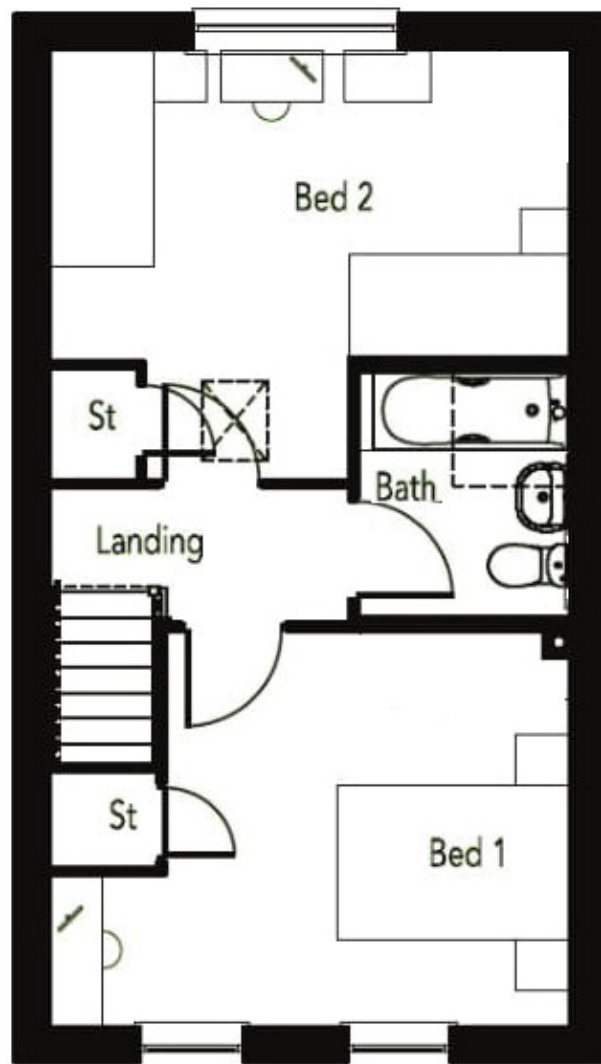
Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# 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 24/04/2025

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