FOR SALE

Shared Ownership – Hoares Lane, Kilmersdon

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| **Date** | 31 January 2023 |
| **Site Name** | Hoares Lane, Kilmersdon |
| **Handover Date** | 1st August 2023 |
| **Developer** | White Horse Housing Association |
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| **Contact Details:** | Belinda Eastland, Operations Director |
|  | Sarah Occleshaw, Housing Assistant |
|  | Email: [info@whitehorsehousing.co.uk](mailto:info@whitehorsehousing.co.uk) |
|  | Telephone: 01380 850916 |
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| **Local Authority** | Somerset |
| **Scheme** | Shared Ownership New Build |
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| **Number available** | 2 available from 2 |
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| **Property Value from** | £270,000.00 (2 Bedroom house) |
| **Shared Percent Example** | 40% |
| **Share Percent price** | £108,000.00 (2 Bedroom house) |
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| **Monthly rent** | £371.25 (2 Bedroom house) |
| **Monthly Service Charge** | £30.00 (2 Bedroom house) |
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| **Short Description** | Pair of contemporary semi-detached homes in the beautiful village of Kilmersdon. |
| **Property Features** | Fitted kitchen – smart modern design built in oven & hob. |
| Open plan design of living room and kitchen. |
| Smart modern bathroom with shower over bath. |
| Two double bedrooms plus a study room on first floor. |
| Efficient programmable modern Quantum storage heating. |
| Fully carpeted, Vinyl flooring to Bathroom, WC and Kitchen. |
| Patio doors opening onto rear garden. |
| Additional WC on the ground floor. |
| **Current Energy Efficiency Rating** | Not available |
| **Current Environmental Impact (CO2) Rating** | Not available |

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| **Description** | A pair of stunning contemporary semi-detached homes set in the beautiful village of Kilmersdon. The village has a local pub, Village Hall, and primary school in walking distance.  Radstock is a short distance away just 2.5 miles, where you will find a thriving town with many of the amenities and facilities for shopping etc, within the Radstock area there are secondary schools and a Bath college campus.  Bath and Bristol are only 11 and 19 miles away and Frome is just 8 miles, all have main line train stations for access to Salisbury, Newbury, Cheltenham, London and beyond. |
| **Additional Documents** | Initial share purchases available from 10% to 75% subject to financial assessment. The costs given are based on a 40% share. The service charge is estimated at present.  Applicants with local connections to Kilmersdon will be given preference subject to passing the financial assessment. |
| **Currently Listed** | Plot 1 – 2 bedroom House £270,000.00 £371.25 £30.00 Available  Plot 2 – 2 bedroom House £270,000.00 £371.25 £30.00 Available |

**Photos:**

Diagram, engineering drawing

Description automatically generated