Plot 56, Eagle Close, Tiverton, EX16 4GL

fox & sons

welcome to

Plot 56 Eagle Close, Tiverton

Call today to register your interest in this three-bedroom semi detached 75% shared ownership home at Post Hill. Offering a fitted kitchen/diner with doors to the rear garden, spacious lounge, two double bedrooms, a single bedroom, a family bathroom, two parking spaces with EV charging point.

An exciting rare opportunity to purchase a brand new three bedroom semi detached home at the sought-after Post Hill development on a 75% shared ownership basis.

On entering the property you will find an entrance hallway. The rear facing kitchen/diner is well equipped and offers a practical and stylish space for everyday cooking, with patio doors opening onto the enclosed rear garden. To the front of the home, the generous lounge/dining room provides the perfect setting for relaxing and entertaining. Completing the ground floor is a convenient cloakroom/WC and a useful storage cupboard. Upstairs, the property offers two well proportioned double bedrooms , a single bedroom, and a contemporary family bathroom.

Finished to a high standard throughout, the home benefits from flooring included in the kitchen, bathroom and WC, and carpets throughout the rest of the home. Heated buy an energy efficient air source heat pump heating system, and two allocated parking spaces with an EV charging point.

This fantastic brand-new home presents an affordable and attractive way to step onto the property ladder in a sought-after Tiverton location. Early viewing is highly recommended.

Measurements

Kitchen/Diner 5.55m x 2.90m
Lounge 3.49m x 3.92m
Bedroom One 3.12m x 3.94m
Bedroom Two 2.87m x 4.47m
Bedroom Three 2.58m x 3.15m

About

LiveWest is proud to offer an exciting opportunity to own a brand new Shared ownership home at Post Hill.
Located close to Tiverton town centre, residents can enjoy easy access to local shops, schools, leisure facilities and green spaces. Excellent transport links, including nearby access to the M5 and Tiverton Parkway railway station.
This development will also deliver a large area of public open space and a children's play area. As well creating a clean and sustainable future for our residents with all homes offering air source heat pumps.

Leasehold

Leasehold 990 years
Net rent based on 75% share approx. £183.33 per month
Service Charge approx £32.37 per month
Buildings Insurance approx £14.97 per month
Sinking Fund approx £14.20 per month
Total approx £244.87 per month
Further lease details are currently being compiled.
For further information please contact the branch.
Please note additional fees could be incurred for items such as leasehold packs.

Flooring
Flooring will be included in the kitchen, bathroom and WC, with carpets included throughout the rest of the house.

What Is Shared Ownership?
You buy an initial share in your home - in this case between 10% and 75%, and pay a discounted rent on the remaining share. If your financial situation changes, you can 'staircase' and purchase further shares up until you own your home outright.

Not just for first-time buyers, the eligibility criteria is either:
-you currently don't own another house
-or the house you currently own is sold subject to contract

Basic criteria:
-You cannot afford a similar home on the open market
-Your household income does not exceed £80,000
-You don't have any County Court Judgements (CCJs) against you
-You can afford the mortgage and deposit for the share you wish to purchase

About Livewest
Livewest have ambitious plans to invest £1bn and build 5,000 new homes in the south west over the next five years, and currently own and manage over 40,000 homes.

This is part of Livewest taking big steps to alleviate the region's housing shortage which has high demand and high prices which can make it challenging for families to find affordable housing.

Shares
Shares are available from 10% to 75% depending on your lease and affordability.
The open market value is £320,000, with the value at 75% share being £240,000.

Please Note
We will endeavour to use the photographs of the actual property but may also show pictures of the show home, similar plots and/or computer generated images. The front shot photo is a photo of a different plot but the same house type.

Warranty
This home will have a 10-year LABC warranty.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Plot 56 Eagle Close, Tiverton

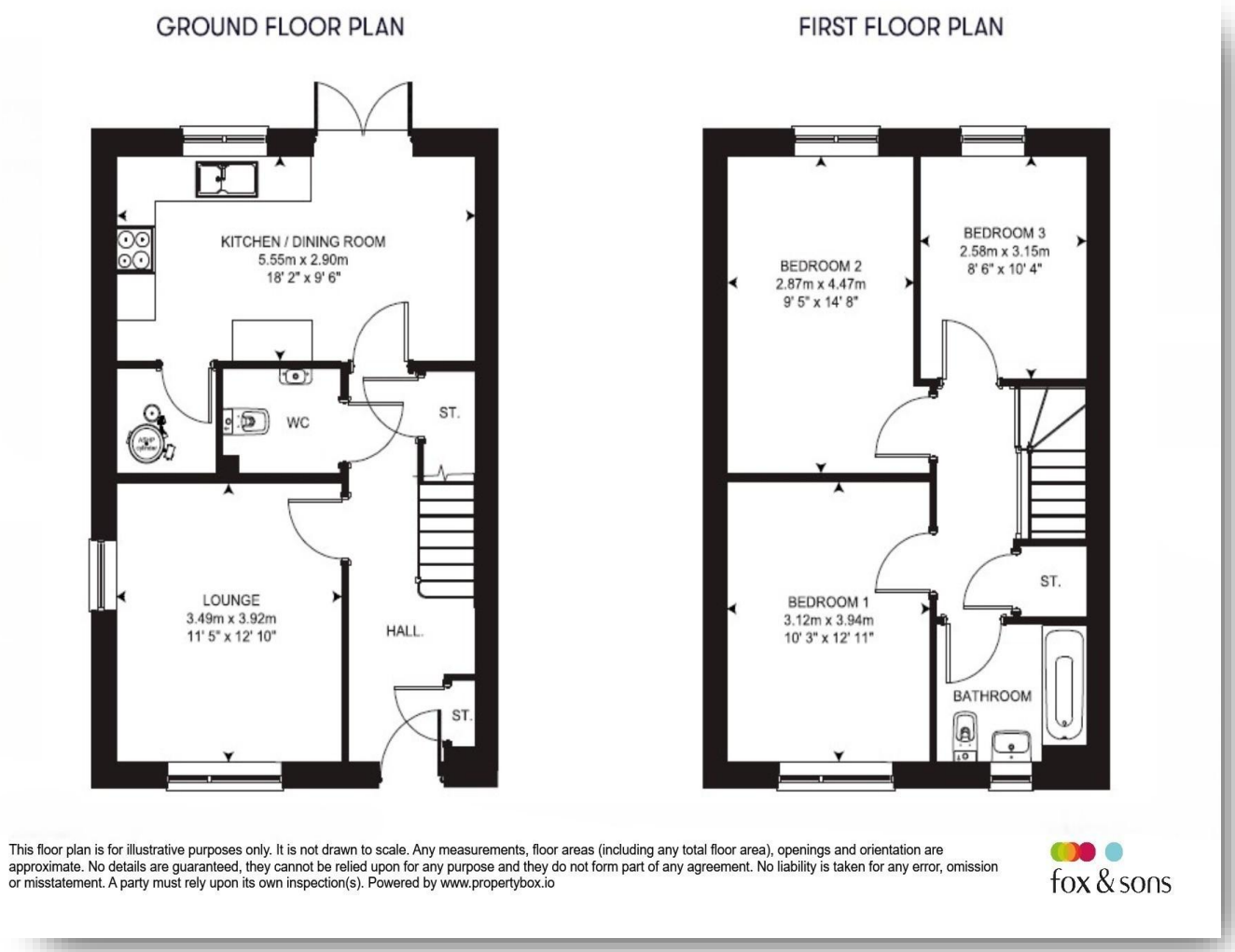
- 75% Share
- Minimum Deposit of £12,000
- Monthly Rent of £183.33
- Three Bedroom Semi Detached House
- NO ONWARD CHAIN
- Air source heat pump heating

Tenure: Leasehold
EPC Rating: B
Monthly Service Charge: £32.37
Monthly Buildings Insurance: £14.97
Monthly Sinking Fund: £14.20
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 15 Jul 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£240,000



view this property online fox-and-sons.co.uk/Property/TVT106282

The Property Ombudsman

Property Ref:
TVT106282 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

01884 256041

tiverton@fox-and-sons.co.uk

36 Bampton Street, TIVERTON, Devon, EX16 6AH

fox-and-sons.co.uk

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