

## Keyworker Shared Ownership Homes in Bath & North East Somerset

### Property details

1 Wedmore Close, Southdown, Bath BA2 1HG  
Market Value £225,000

**Minimum shared ownership share £112,500**  
**+ Rent + Buildings Insurance (£255.10 pcm)**



3 Bedrooms semi detached  
UPVC double glazed windows  
Gas Central Heating  
Modern and stylish fitted kitchen  
Contemporary bathroom suite  
10 year NHBC warranty (from 2006)  
Tenure - leasehold

Minimum shared ownership share 50%  
(larger shares may be purchased according to individual circumstances. Rental amount will be charged proportionally to the share purchased)

### ***About shared ownership***

*Shared ownership is a way of allowing Key Workers to own their own home without having to buy a property outright at its full market value – which is not an option in many cases due to the high costs in expensive areas such as Bath*

- *You buy a percentage of the property (typically 50%) normally by getting a mortgage.*
- *You then pay subsidised rent for the share which Somer own – the rent is subsidised because Shared Ownership is supported by a government grant.*

## **Room Descriptions**

**Entrance Hall** with ascending staircase to first floor

**Internal Cloakroom** under stairs and comprising a white suite of low flush WC and wall- mounted hand wash basin

**Living Room Front** approx 4.60mx 3.55m

**Kitchen/Breakfast Room Rear** approx 2.96m x 5.60m – Provided with a good range of base and wall units with light stained finish. Roll-top work surface to base units, with inset sink and 4 ring gas hob. There is also an inset electric single oven. Plumbing is provided for a washing machine.

### **To the first floor**

#### **Landing and stairs**

**Bedroom 1 Rear** approx 4.28m x 2.60m

**Bedroom 2 Front** approx 3.30m x 3.38m

**Bedroom 3 Rear** approx 2.27m x 2.90m

**Bathroom Front** approx 1.90m x 2.11m – provided with white suite comprising panel enclosed enamel bath with mixer taps and hand held shower attachment, low flush WC and pedestal mounted hand wash basin

### **To the outside**

**Open plan fore garden** with perimeter shrubbery beds.

**Good size side and rear gardens** laid mainly to lawn and enclosed by timber panel fencing

**Two allocated parking spaces** in communal parking bays to the right hand end of the terrace.

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