



3 Bedroom House - Semi-Detached
located on David Wood Drive,
Coventry
Fixed Asking Price £172,500

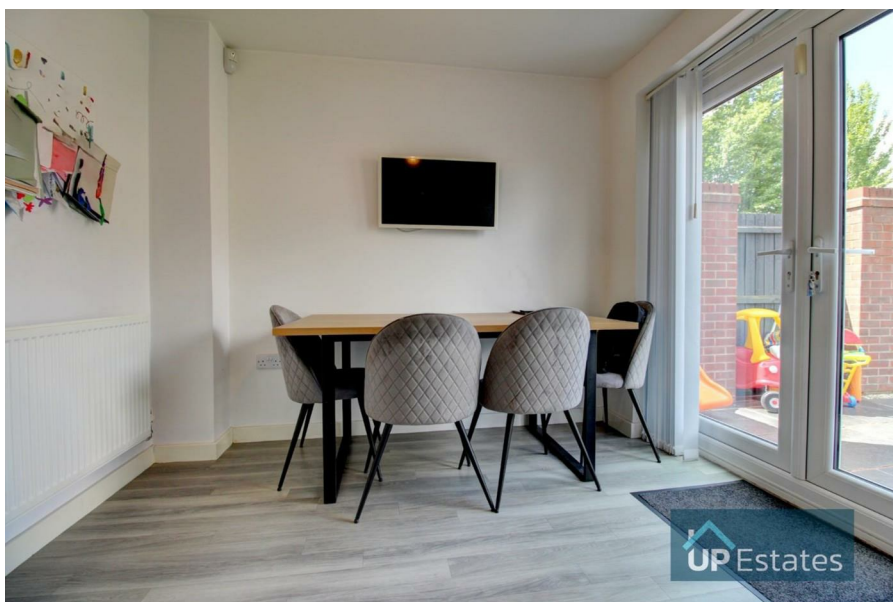
UP Estates



**** DISCOUNT MARKET VALUE SCHEME!!! - NHBC WARRANTY REMAINING - NO FORWARD CHAIN - BEAUTIFULLY PRESENTED THREE BEDROOM, TWO BATHROOM, SEMI-DETACHED FAMILY HOME - QUIET CUL DE SAC LOCATION **** Discover the perfect blend of comfort, style, and affordability with this spacious three-bedroom, two-bathroom semi-detached home, available as part of the Discount Market Value (DMV) scheme – an ideal opportunity for eligible buyers to step onto the property ladder at a reduced price! This fantastic home very briefly comprises; two car driveway, entrance hall, WC, living room, kitchen diner, spacious landscaped private garden, landing, three bedrooms, ensuite to bedroom one and the family bathroom! The property has 990 years remaining on the lease, the modern development also has a ground rent & service charge of circa £200 per year each. **CALL NOW TO VIEW!**

Fixed Asking Price £172,500

- DISCOUNT MARKET VALUE SCHEME !! ** Check Eligibility Below **
- NO FORWARD CHAIN
- THREE BEDROOMS
- TWO BATHROOMS & WC
- QUIET CUL DE SAC IN POPULAR LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- NHBC WARRANTY REMAINING
- EPC RATED B
- COUNCIL TAX BAND C
- CALL NOW TO VIEW!





ELIGIBILITY

This home is available to buy at 25% below market value. You will own the property throughout your duration and there is no rent to pay - this is a DIFFERENT TO A SHARED OWNERSHIP STRUCTURE. If you sell the property in the future, it must be to someone who is eligible, and you must give them the same percentage discount that you received (25%), based on the home's market value at the time of the sale.

To be eligible to buy a Discount Market Sale property the purchaser must:

Meet the 'local person' definition in the Section106 agreement. This means: The purchaser(s) should have an annual income at or below the average household income in Coventry. The average household income figure is currently £45,000 pa. The specific wording in this S106 agreement allows for each purchaser (where there is more than one) to each have an income up to £45,000pa. However, the national cap on income for affordable home ownership products is £80,000, so the total household income should not be more than £80,000pa.

The purchaser/s should have a local connection to Coventry – either living in Coventry or within 3 miles of the boundary, or moving to Coventry for employment, or to be near to relatives living within Coventry or within 3 miles of the boundary.

There is no requirement for the purchaser to be a first-time buyer.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for



Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

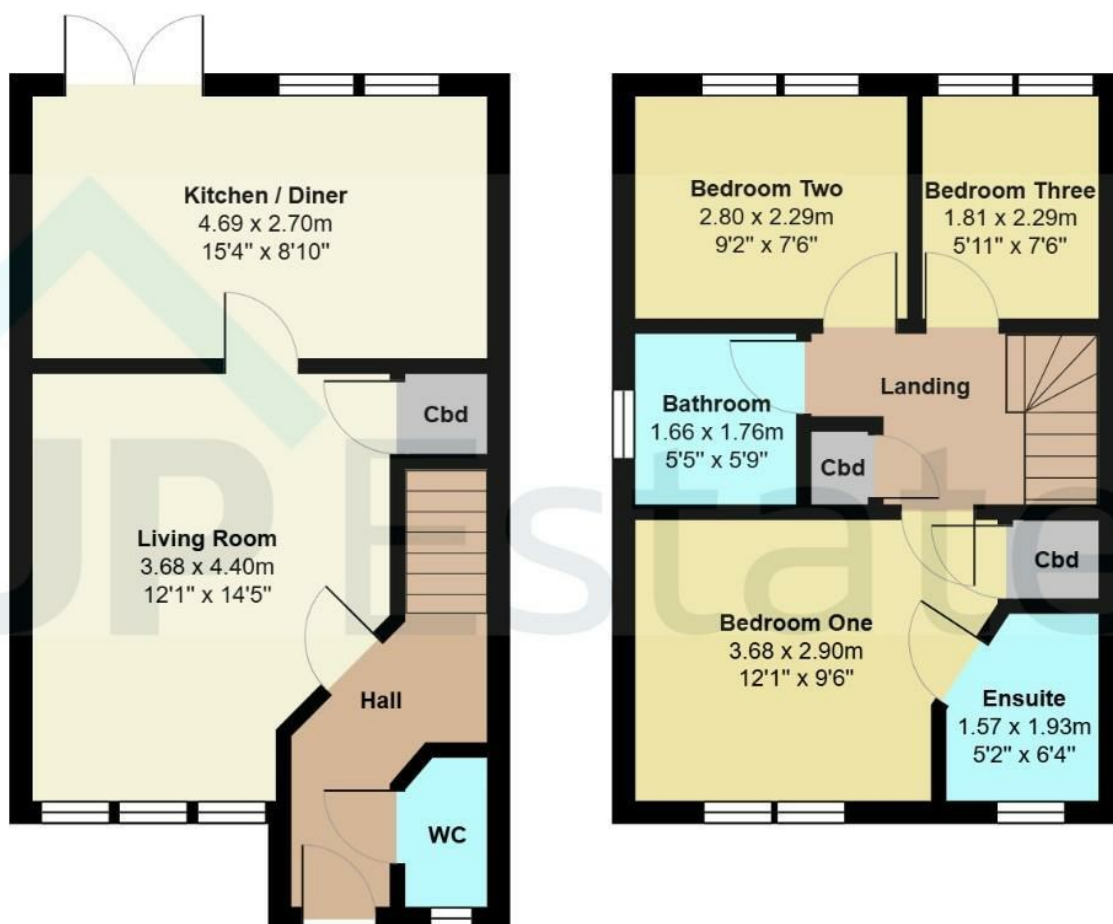
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





David Wood Drive, Coventry





Total Area: 71.0 m² ... 764 ft²

All measurements are approximate and for display purposes only

CONTACT

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