



Ellis Brooke



45 Chervil Way

Coton Park, Rugby, CV23 0AD

£196,000



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Entrance

Composite front door. Radiator.

Lounge

Double glazed window to the front aspect. Radiator. Door to inner lobby. Under-stairs cupboard.

Inner Lobby

Door to WC. Door to Kitchen. Stairs to first floor.

Guest WC

Low flush WC. Pedestal wash hand basin. Radiator. Extractor.

Kitchen

Double glazed French Doors and window to the garden. Radiator. Range of base and eye level units with work surface and tiling to splashbacks. Integrated oven with hob and extractor. Space for a fridge/freezer. Space and plumbing for washing machine. Stainless steel one and a half bowl sink/drainer with mixer tap. Wall mounted boiler. Space for a possible slimline appliance.

First Floor Landing

Stairs to Top Floor. Doors off to two bedrooms and bathroom. Radiator.

Bedroom Two

Two double glazed windows to the front aspect. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bathroom

Double glazed window to the side aspect. Radiator. Panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Extractor.

Top Floor Landing

Door into Bedroom One. Cupboard.

Bedroom One

Double glazed window to the front aspect. Radiator. Loft access hatch. Door to En-Suite.

En-Suite

Double glazed roof window. Low flush WC Enclosed shower cubicle. Pedestal wash hand basin. Extractor. Radiator.

Front Garden

Lawned area with shrub border. Adjacent to Driveway. Path to front door.

Driveway

Block paved driveway for 2 cars. Gate into rear garden.

Rear Garden

Fully enclosed by timber fencing. Gate onto Driveway. Initial good size patio. Raised artificial grass area. Side hard-standing with shed.

70% Covenant First Homes Scheme Details

FIND OUT IF YOU'RE ELIGIBLE You must:

- be 18 or older
- be a first-time buyer
- be able to get a mortgage for at least half the price of the home
- not earn more than £80,000 a year before tax (£90,000 if the property is in London) - this is your income from the previous tax year

If you're buying with others:

- you must all be first-time buyers
- you must apply together, even if you're not all getting a mortgage
- your joint income cannot be more than £80,000 a year before tax
- Your joint income is the total of what you all earned

Tel: 01788 221242

in the previous tax year.

Local eligibility criteria

- Councils may set local eligibility criteria. For example, some councils may prioritise giving First Homes discounts to:
 - key workers, as defined by the council
 - people who already live in the area
 - those on lower incomes

If you're buying with others:

- you must all meet any local income criteria
- only one of you needs to meet any other local criteria
- These local criteria only apply for the first 3 months that a property is on sale.

Local exemptions for armed forces and their families

You do not have to be a key worker or live in the area if you're:

- a member of the armed forces
- a former spouse or civil partner who's divorced or separate from a member of the armed forces
- a widow or widower of a deceased member of the armed forces (if their death was caused wholly or partly by their service)
- a veteran who left the armed forces in the last 5

years

You still need to meet all other First Homes eligibility criteria.

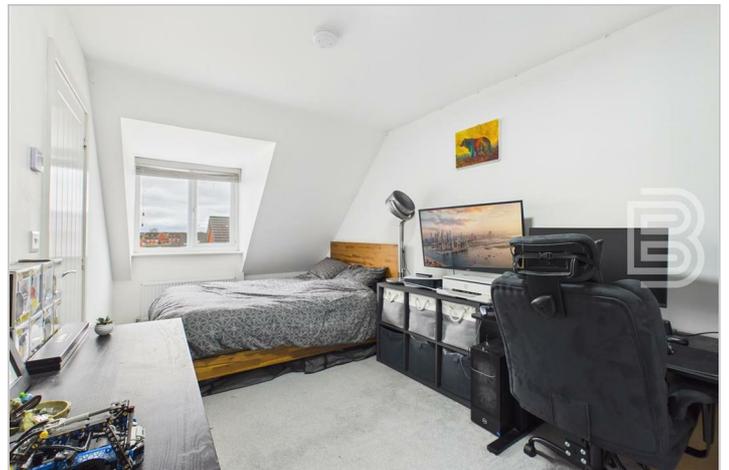
Please ask us to provide a First Homes Scheme Guide which details all necessary criteria.

We can also provide a Full Application Form upon request.

Please note this is Not a Shared Ownership Scheme and no rent is payable.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



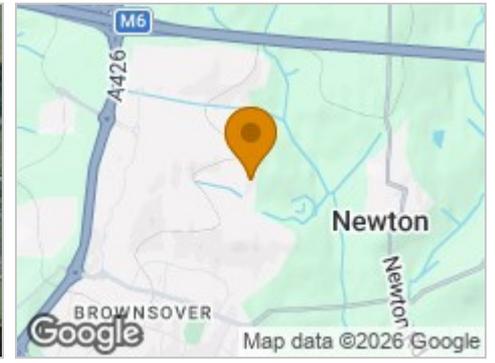
Road Map



Hybrid Map



Terrain Map



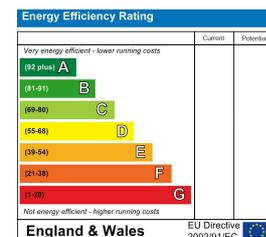
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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