



**Plot 135 – 17 Dartmoor Close – CW7 1GF**

ANTICIPATED BUILD COMPLETION OCTOBER 2020.

**£100,500 (50% share)**



Prospa Homes are delighted to offer "The Kepwick". This **spacious** 3-bedroom semi-detached property with accommodation set over 3 floors. Enclosed rear garden and private driveway. Situated on this Brand New Keepmoat Development situated on the outskirts of Winsford, Cheshire close to local amenities and schools.

RESERVATION available NOW.

Contact us for more details on 01606 813319 or 01606 813382, or email us at [sales@prospahomes.co.uk](mailto:sales@prospahomes.co.uk)





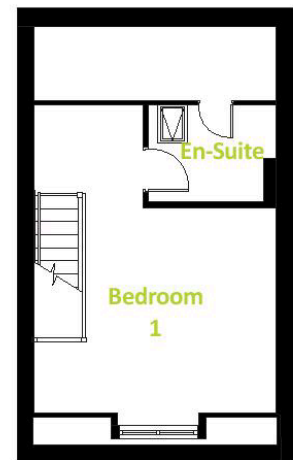
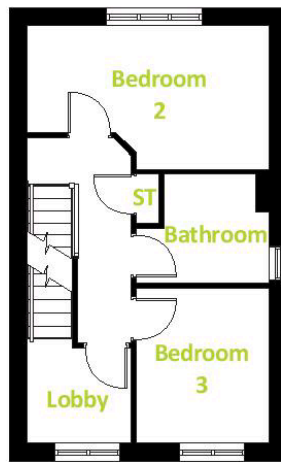
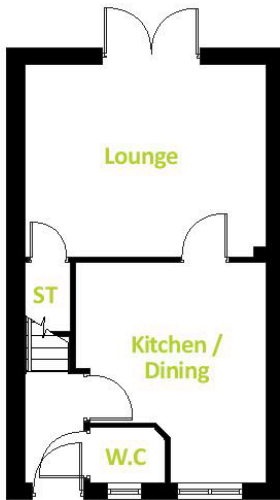
**Plot 135 (The Kepwick) briefly offers:**

- **3 Bedroom Semi Detached**
- **3 Storey 97.9 sq. m**
- **Master suite to 2<sup>nd</sup> Floor**
- **Enclosed Rear Garden**
- **Private Driveway**





### Property Description



#### Ground Floor

##### Kitchen / Dining

3551 x 4100 11'8" x 13'5" †

##### Lounge

4491 x 3579 14'9" x 11'9"

##### W.C

1423 x 1010 4'8" x 3'4" †

#### First Floor

##### Bedroom 2

4491 x 2669 14'9" x 8'9" †

##### Bedroom 3

2465 x 2883 8'1" x 9'6"

##### Bathroom

2465 x 2034 8'1" x 6'8" †

##### Lobby

1933 x 1777 6'4" x 5'10"

#### Second Floor

##### Bedroom 1

4491 x 5735 14'9" x 18'10" †

##### En-Suite

2369 x 1810 7'9" x 5'11" †

**Entrance Hall.** With part glazed Entrance Door. Internal doors to Kitchen Diner, Ground Floor WC, and stairs to first floor. Central Heating thermostat.

**Ground Floor WC.** Opaque window to front elevation. WC & pedestal wash hand basin. Extractor Fan.

**Kitchen Diner.** Great size family kitchen. Fitted Kitchen with co-ordinating worktops and upstands. Indesit electric oven, gas hob and extractor fan. Stainless steel 1 ½ bowl sink and drainer unit. Space for tall fridge/freezer & washing machine. Window to front elevation. Radiator. Logic Boiler. Door to Lounge.

**Lounge.** TV aerial and telephone point. Storage cupboard. French doors to rear garden.

**Landing.** With doors to Bedroom 2, Bedroom 3, Family Bathroom and Lobby area. Small storage cupboard housing consumer unit.





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**Bedroom 2.** With window to rear elevation. Radiator.

**Bedroom 3.** With window to front elevation. Radiator.

**Family Bathroom.** With white suite comprising of bath with shower over. Pedestal wash hand basin, WC, and opaque window to side elevation.

**Lobby.** With window to front elevation and stairs to Master Suite.

## **Second Floor**

**Master Suite.** Dormer window to front elevation. Central heating thermostat. Radiator. Door to En-suite.

**En-suite.** Twyford white suite with wc, pedestal wash hand basin and shower cubicle with bifold doors. Velux window. Door to half height storage cupboard.

**Outside.** Outside light to front and Rear. Private parking to the front of the property with pathway to side and gate access to rear garden. Rear turfed garden is enclosed with paved area.

### **Tenure: Leasehold.**

All shared ownership homes must initially be sold via a shared ownership lease. If we own the Freehold and you staircase to 100%, we will transfer the Freehold to you at that point.

The price shown represents a sale of **50% share**. Open market value £201,000. Shared owner purchase **50% @ £100,500** via a mortgage and deposit. Unsold equity of 50% @ £100,500 would mean a shared ownership rent at 2.75% which is **£230.31 per month** (Rents are paid by direct debit to Weaver Vale Housing Trust Limited) plus service charge including buildings insurance of approximately £25 per month. 25-75% purchase share available subject to approval.

Winsford benefits from an array of shops, café's, banks and post office to meet everyday needs. **Supermarkets** include Asda, Morrisons & Aldi. Winsford Lifestyle Centre provides **swimming pool, gym and a theatre**. With a great range of schools that are ideal for growing families. It is good to know there are a good choice of schools close to home. Over Hall Community School is less than a mile away. For older children Winsford Academy Secondary & Sixth Form is just over 1.5 miles away.

