



Plot 173, The Culm
Saxon Fields, Cullompton, Devon

**WILKIE MAY
& TUCKWOOD**

Saxon Fields is a superb new development in Cullompton offering a number of two and three bedroom shared ownership homes. Call Wilkie May & Tuckwood on 01884 38832 for more information.

DESCRIPTION:

A second floor two bedroom apartment. Fitted kitchen with integrated appliances; single oven, hob and a cooker hood. Stylish white bathroom suites. Carpets throughout, including vinyl flooring in kitchen and bathroom. PVCu double glazed windows and gas central heating with thermostatic control. 10 year NHBC guarantee on the property. Allocated parking.

Agents Note: The property is offered to the market through the SHARED OWNERSHIP SCHEME. You simply purchase an initial share in this home (between 45% and 75% depending on affordability) and pay a low cost rent on the remainder. After 12 months of occupation if you wish to purchase further shares in your home you can do so until you own the property outright, subject to any conditions in your lease.

Example (based on a 45% share)

Full price: £135,000

Asking price: £60,750

Monthly rent: £170.16*

*Monthly charge

All costs are correct at time of print but could be subject to change.

Service charge includes Buildings Insurance.

SITUATION:

The development is located within walking distance of the local town with a selection of shops, pubs and leisure facilities you are never far from anything you may need.

Situated near to the M5 and just 20 minutes from Exeter the county capital, the location is both perfect for commuters and those who enjoy the hustle and bustle of city life.

The application process:

Should you decide to apply for one of our properties, we will require the following documentation from all named applicants:

- Completed application form available on our website at www.yarlingtonhomes.co.uk
- Registration with the HomeBuy agent for this area, online registration at www.helptobuysw.org
- Mortgage agreement in principle
- Three months' bank statements for all accounts
- Three months' bank statement for all accounts
- Three months' pay slips
- Evidence of savings sufficient to cover lender deposit or share being purchased plus an additional £2,500 to cover your legal fees and moving costs
- Evidence of any outstanding loans including credit cards
- Photographic proof of ID
- Credit referencing report for each applicant

ACCOMMODATION: Maximum measurements

Living Room/Kitchen: 6.5m x 3.9m / 3.6m min (21'3 x 12'8 / 11'8 min)

Bedroom One: 2.7m x 4.3m (8'8 x 14'1)

Bedroom Two: 2.6m x 2.5m (8'5 x 8'2)

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£60,750

(Based on a purchasing price of 45% share)

GENERAL REMARKS AND STIPULATION

Tenure: Leasehold

Council Tax Banding: TBC

Energy Rating: TBC

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared March 2014.

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

**WILKIE MAY
& TUCKWOOD**



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