



Carnaby Drive Hadston

- Semi Detached
- Shared Ownership – 25% Share
- Three Bedrooms
- Two Reception Rooms
- Driveway Parking & South Facing Garden

Fixed Price £ 43,750



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Carnaby Drive

Hadston NE65 9FG

Tremendous opportunity for a buyer to purchase a 25% share in this lovely, modern semi detached house. Superbly presented with tasteful decor, floor coverings & fittings. Other attractions include sunny low maintenance rear garden with outside tap and electric point, double width block paved driveway, gas central heating, upvc double glazing and balance of NHBC warranty. The layout comprises: entrance lobby, guest cloakroom, lounge, ultra modern kitchen / diner with built in oven, hob extractor hood, fridge & freezer, and sun room to the ground floor. The first floor comprises- landing, three bedrooms with built in wardrobes to master and well appointed bathroom/wc. 'Shared Ownership' is designed to help people get on the property ladder with the opportunity to eventually own the property outright or increase their equity in the property over a period of time. Rent is payable on the percentage share owned by the co owner (Heylo Housing). In this instance it is £301.92 per month, further details of this scheme are available on request.

ENTRANCE LOBBY

CLOAKS/WC

LOUNGE 14'3" (4.34m) x 12'5" (3.78m)

DINING KITCHEN 16'5" (5.00m) x 9'0" (2.74m)

SUNROOM 7'7" (2.31m) x 8'0" (2.44m)

BEDROOM ONE 12'0" (3.66m) x 8'6" (2.59m)

BEDROOM TWO 10'4" (3.15m) x 8'6" (2.59m)

BEDROOM THREE 7'8" (2.33m) x 7'7" (2.31m)

BATHROOM / WC

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage : MAINS

Heating: MAINS

Broadband: FIBRE (Cabinet)

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? NO

Restrictions on property? YES – Can't run a business, cant sub let

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Shared Ownership. It is understood that this property is Shared Ownership. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Share For Sale: 25%

Rent Payable on Remaining Share: £301.92 per month

Ground Rent: N/A

Monthly Lease Management Fee - £23.52

Annual Buildings Insurance - £8.77

Length of Lease: 125 years from 10/08/2020

COUNCIL TAX BAND: A

EPC RATING: B

AM0004319/BJ/HH/10012024/V.2



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation 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 will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

