

32 Leighton Drive, Creech St. Michael, Taunton TA3 5DW £86,000

GIBBINS RICHARDS A
Making home moves happen

AFFORDABLE LIVING! Great opportunity for an affordable step on to the property ladder with this part own (40%) and part rent modern 3 bedroom village home. Cloakroom, living room, kitchen/diner, 3 bedrooms, bathroom, garden and allocated parking space. No Chain! Energy rating: B-86

## THE PROPERTY

Built by David Wilson Homes, this is a modern 3 bedroom semi detached property which is managed by Livewest housing Association. It is offered on a part own part rent basis with a 40% equity share and the rent of £201.05 per month is applicable from 1st October 2018. The property has solar heating panels providing more affordable energy bills as well as double glazing and gas central heating. It has a smart low maintenance garden and allocated parking. The local doctors surgery, village school and village centre are within an easy level walk.

40% SHARED OWNERSHIP VILLAGE HOME

SEMI-DETACHED

3 BEDROOMS

**CLOAKROOM & BATHROOM** 

GAS CENTRAL HEATING

SOLAR PANEL HEATERS FOR LOW ENERGY COSTS

LIVING ROOM

KITCHEN/DINER

ALLOCATED PARKING











Entrance Hall Stairs to first floor. Living Room 15' 9" x 11' 8" (4.80m x 3.55m)

Kitchen/Diner 13' 4" x 12' 0" (4.06m x 3.65m)

Contemporary kitchen units with recess for range cooker, Potterton gas boiler, distinctive tongue and groove

distinctive tongue and groove splashbacks to working surfaces.

Rear Hall Cloakroom

First Floor Landing

Bedroom 1

corner wardrobe.

Bedroom 2 10' 9" x 8' 4" (3.27m x 2.54m) Cupboard

Door to outside.

containing controls for the solar panels. Recessed shelved storage.

Trap door to part boarded roof space.

15' 4" x 8' 5" (4.67m x 2.56m) Fitted

Bedroom 3 11' 3" x 6' 10" (3.43m x 2.08m)

Bathroom Three piece suite with thermostatic

shower over bath.

Outside Attractive low maintenance rear garden

with outside tap and timber shed.

Allocated parking space (marked with the

letter B).

Agents Note

All interested parties would need to apply to Livewest Housing Association for

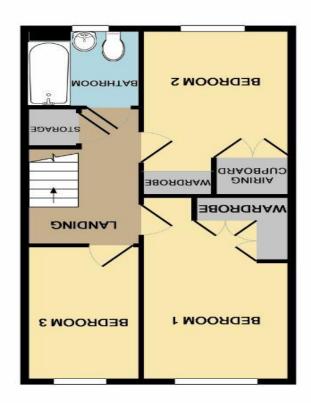
an application form and can be contacted

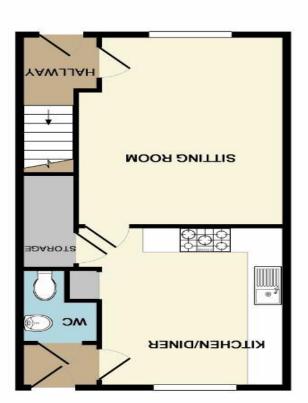
on 01752 856037 or email kerrie.dawes@livewest.co.uk











(40.8 SQ.M.) TH. DZ 625 ABRA APPROX. FLOOR 1ST FLOOR

(.M.Q2 0.14) AREA 442 SQ.FT. APPROX, FLOOR GROUND FLOOR

TOTAL APPROX. FLOOR AREA 881 SQ.FT. (81.8 SQ.M.)

as to their operability or efficiency can be given brospective purchaser. The services, systems and appliances shown have not been tested and no guarantee omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

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