



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

GIBBINS RICHARDS 
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
Living Room

Stairs to first floor.
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 splashbacks to working surfaces.

Rear Hall
Cloakroom
First Floor Landing
Bedroom 1

Door to outside.

Trap door to part boarded roof space.
15' 4" x 8' 5" (4.67m x 2.56m) Fitted corner wardrobe.

Bedroom 2

10' 9" x 8' 4" (3.27m x 2.54m) Cupboard containing controls for the solar panels. Recessed shelved storage.

Bedroom 3
Bathroom

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





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
APPROX. FLOOR AREA 442 SQ.FT. (41.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 439 SQ.FT. (40.8 SQ.M.)
TOTAL APPROX. FLOOR AREA 881 SQ.FT. (81.8 SQ.M.)

