



Plot 3, Livery Close, Wormley, Godalming, Surrey, GU8 5TS

Asking Price £206,000

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A newly built two bedroom semi-detached house available for shared ownership located in a stunning rural development in the Village of Hambledon.

40% share available for £206,000 with a monthly specified rent of £643.75.

This home comprises of two double bedrooms, a large living room, kitchen with dining area and integrated single oven and Bosch induction hob, family bathroom and downstairs WC, enclosed rear garden with outside tap and power, landscaped front garden and paved parking for two vehicles and single EV Charging point.

Shared ownership criteria apply, please enquire for further information.

Tenure: Leasehold

Lease Length: 990 Years

Service Charge: £64.31 Monthly reviewed annually

Council Tax: Band D

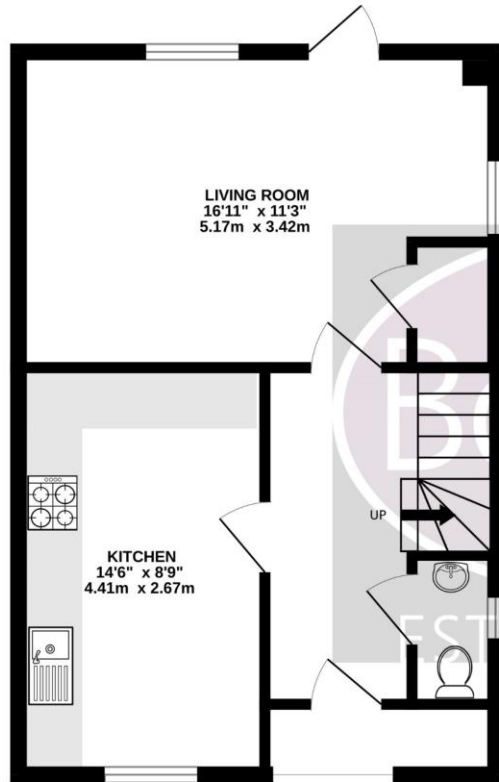
Ground Rent: Not Applicable

- Shared Ownership
- New Build
- Large South West Facing Garden
- Semi Detached
- Chain Free
- EV Charger
- Two Parking Spaces
- Bathroom and downstairs W/C

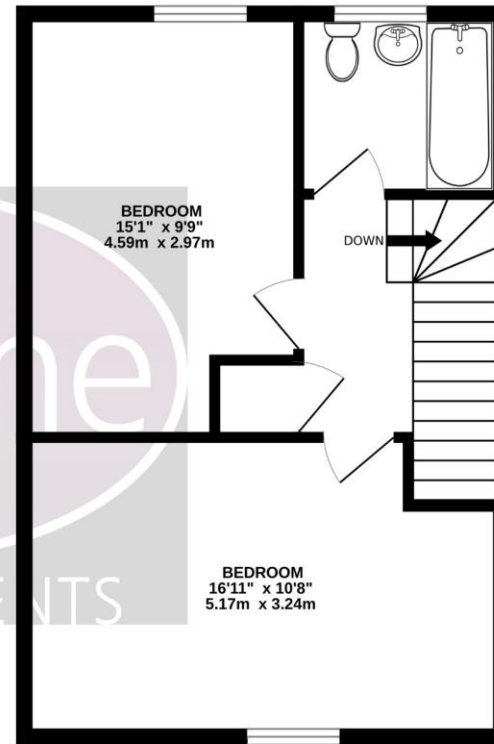


Floorplan

GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Location

Hambledon is a village on the periphery of Godalming, on the doorstep of Surrey's most scenic natural landscapes an area known for being of Outstanding Natural Beauty.

Additionally, the area is too known for its excellent choice of state and private schools. With Charterhouse, King Edwards and Priorsfield being popular choices with parents seeking the best educational opportunities for younger members of the family.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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