

Wyndham Park Lyde Road, Yeovil...



Brand new homes!

A new development of traditionally built housing with a mix of property styles, overlooking open countryside on the edge of Yeovil.

Each home benefits from parking or a garage, gas central heating, fitted kitchen and a garden.

There are a range of local amenities in the vicinity, including plans for a primary school, plus good public transport connections to the town centre....

2 & 3 bedroom houses @ Wyndham Park Lyde Road, Yeovil...

Prices from £55,000 for 40% share

Number 177 £56,000

2 bedroom end of terrace house with garden & parking

Number 178 £55,000

2 bedroom mid-terrace house with garden & parking

Number 179 £56,000

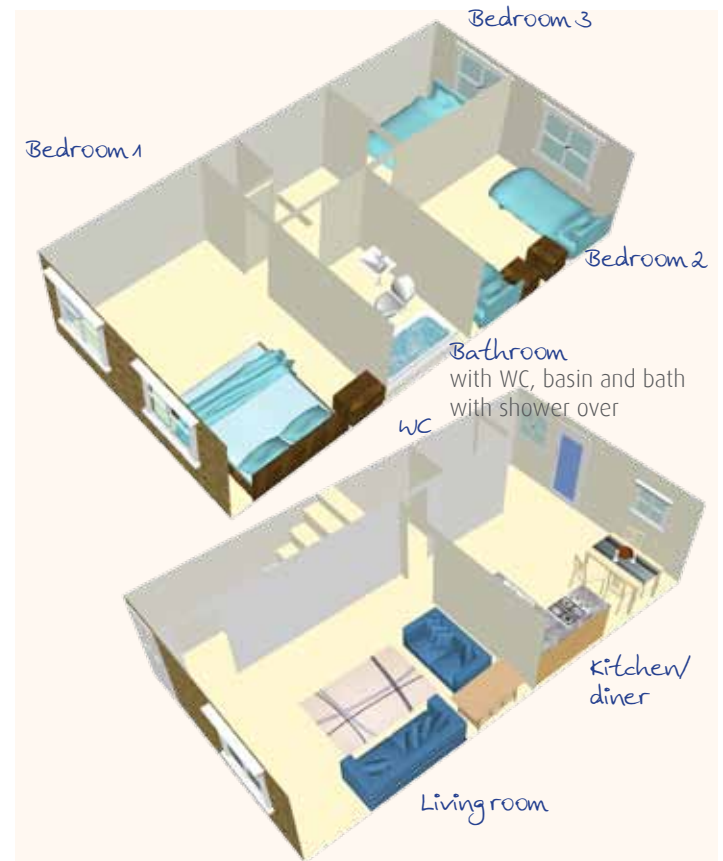
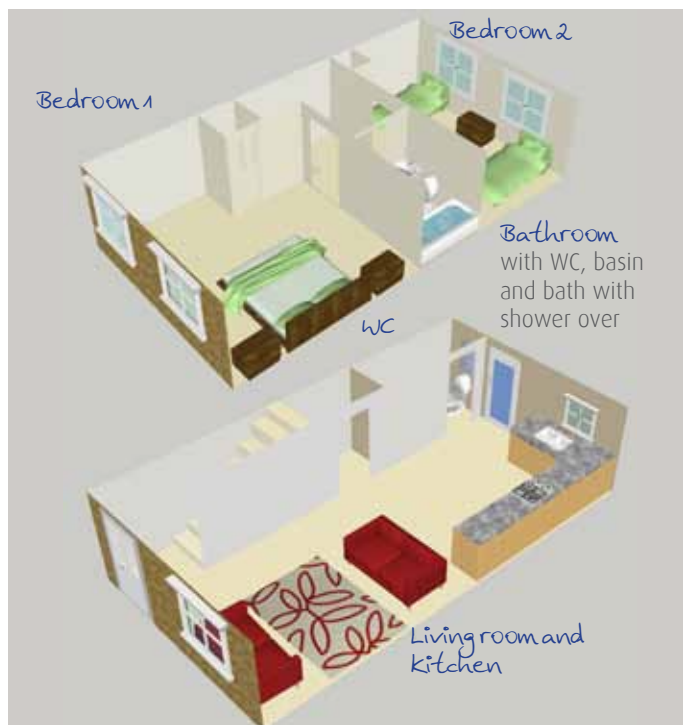
2 bedroom end of terrace house with garden & parking

Number 180 £66,000

3 bedroom semi-detached house with garden & parking

Number 181 £66,000

3 bedroom semi-detached house with garden & parking



the Smallprint

Floor plans for illustrative purposes only. Prices correct at going to print. Price shown is for 40% share. The open market value is £137,500 for number 178, £140,000 for numbers 177 & 179 and £165,000 for 180 & 181. With this part rent, part buy scheme, the remaining share will be retained by Magna Housing Association. Rent is charged monthly on the remaining 60% share at £120.23, £122.40 and £144.34.

You need to register for New build HomeBuy schemes at www.southwesthomes.org.uk.

Property Misdescription Act 1991

Property details contained herein do not form any or all of an offer contract. Any measurements are included for guidance only and as such must not be used to purchase carpets or fitted furniture. Details are given in good faith and believed to be materially correct, but any intending buyer should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No person in the employ of Charter SW Ltd or its agents has the authority to make or give any representation or warranty at all about the property. Pictures are for illustrative purposes only and are not to scale.

for more information

call:

0845 602 161

visit:

homesbycharter.co.uk



What is shared ownership?

Shared ownership, also known as part rent, part buy or New build HomeBuy is a great way to get your foot on the property ladder. It's exactly what the name suggests - you buy a share in your home and rent the remaining share from a registered landlord. You can then choose to buy more shares in your home as and when you can afford to.

How much will owning a shared ownership home cost me?

For your new home at Wyndham Park, your monthly costs will include mortgage payments to your lender, home insurance, utility bills (such as gas, electricity, water etc), council tax to South Somerset District Council, service charge and rent to Magna Housing Association on the remaining share.

What about if I want to sell?

It's your home! If you choose to sell, that's fine. When you have sold your property, you'll benefit from any profit (or loss) on your share. So if you've bought 40% of your home, you'll take 40% of the profit when you sell.

And if I want to buy more of my home?

As and when you can afford to buy more of your home, you can! It's called 'staircasing'. It means you can buy more shares in your property, usually right up until you own 100% of it. As you buy more of your property your rent is reduced, because your rent is worked out as a percentage of the share you don't own. So if you buy 40% of your home, you'll pay a capped rent on the remaining 60%. If you buy 75% of your home, you'll pay a capped rent on the remaining 25%.

Why should I buy a shared ownership home from Charter?

Charter (SW) Ltd is part of the Magna Housing group, a not-for-profit organisation that provides affordable homes in Somerset, Dorset and Devon. Charter knows that buying your first home is probably the biggest decision you'll ever make and you will get all the help and advice you need to make the right choice for you.

Magna is a registered provider of affordable housing, which means you get just that when you buy! And after you've bought your share, our rent on the remaining share is capped so you'll never pay more than a fair rate.

how to

get there

From Yeovil town centre, take the A30 towards Sherborne.

At Yeovil Pen Mill mini roundabout, take the first exit onto Lyde Road.

Continue along Lyde Road for about half a mile and Wyndham Park will be on your right.



For more information please call

0845 602 1618



or visit

chartersw.co.uk



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www.southwesthomes.org.uk

