**FOR RESALE: Shared Ownership Three Bedroom Home in Great Somerford.**

|  |  |
| --- | --- |
| **Property Address** | 19 Somerbrook, Great Somerford, Wiltshire, SN15 5BF |
| **Built** | October 2021 |
| **Tenure** | Leasehold 121 Years remaining, can buy 100% and own freehold. |
| **Housing Association** | White Horse Housing Association |
| **Contact Details:** | Belinda Eastland, Operations Director |
|  | Email: [info@whitehorsehousing.co.uk](mailto:info@whitehorsehousing.co.uk) |
|  | Telephone: 01380 850916 |
| **Council Tax Band** | D |
| **Size/Type of Property** | 3 Bed Mid Terrace House with Garden and Parking |
| **Full Property Value** | £385,000.00 |
| **Share Percent** | 25% (more shares are available to purchase from WHHA) |
| **25% Share Price** | £96,250 (See table below for additional share prices and rents) |
| **Rent on 75%** | If 25% is owned rent will be £859.98 per month on remaining 75% |
| **Monthly Service Charge** | £30.65 |
| **Property Features** | Gas Central Heating |
| Large UPVC Double Glazed Windows |
| Modern Lounge with window to the front |
| Utility Room with space for washing machine |
| Entrance hall leading to kitchen/diner with patio doors to the garden |
| Large fitted Kitchen – smart modern design built in over & hob |
| Smart modern first floor bathroom plus ground floor WC |
| Fully carpeted, Vinyl flooring to bathroom, WC and Kitchen |
| Private Garden |
| Driveway to Front with parking for 2 cars |
| **Energy Efficiency Rating** | EPC C |
| **Rent Calculation ( on additional shares)** | OMV-Share Price\*3.57%/12 =Rent |
| **Example** | £385,000 - £115,500 =£269,500\*3.57%=£9621.15/12=£801.76 |

|  |  |  |
| --- | --- | --- |
| **Share Percentage** | **Share Price** | **Monthly Rent on Remaining Share (April 2025)** |
| 25% | £96,250 | £859.98 |
| 30% | £115,500 | £801.76 |
| 35% | £134,750 | £744.49 |
| 40% | £154,000 | £687.23 |
| 45% | £173,250 | £629.96 |
| 50% | £192,500 | £572.69 |
| 55% | £211,750 | £515.42 |
| 60% | £231,000 | £458.15 |
| 65% | £250,250 | £400.88 |
| 70% | £269,500 | £343.61 |
| 75% | £288,750 | £286.34 |
| 80% | £308,000 | £229.08 |
| 85% | £327,250 | £171.81 |
| 90% | £346,500 | £114.54 |
| 95% | £365,750 | £57.27 |
| 100% | £385,000 | NIL |