



3 Tuckerton Lane, Bridgwater, North Newton, TA7 0BA
£84,950

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Making home moves happen

SHARED OWNERSHIP FOR SALE. 72% shared ownership with Rural Housing Trust for this modern 2 bedroom terraced house, located on the edge of this unspoilt village. This is a great opportunity to get your foot on the housing ladder!

THE PROPERTY

A rare opportunity to acquire a 72% share ownership of this modern terrace house. The property offers good size accommodation which has electric heating. To the outside there are front and rear gardens and off street parking. North Newton is located between Taunton and Bridgwater amidst unspoilt countryside. The village has a primary school and public house and the nearby village of North Petherton offers shops, further amenities and access to the M5 motorway at junction 24. Agents Note: This property is in shared ownership with the rural housing trust.

Double glazed front entrance door and matching side screen into:

Entrance hall with Economy 7 night storage heater, telephone point and stairs to first floor.

Sitting Room 14' 3" x 11' 3" (4.34m x 3.43m) tv point, Economy 7 night storage heater, understairs cupboard.

Kitchen/Dining Room 14' 8" x 9' 6" (4.47m x 2.9m) fitted with a range of base cupboards, a double wall cupboard and rolled edge work surfaces with tiled splashbacks, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, Economy 7 night storage heater, extractor fan and double glazed sliding patio doors opening to the rear garden.

First Floor Landing airing cupboard with lagged hot water tank, immersion heater and Economy 7 immersion heater.

Bedroom 1 11' 6" x 10' 2" (3.51m x 3.1m) open views to front front, electric panel heater, walk-in wardrobe area with fitted hanging rails, further over stairs storage cupboard.

Bedroom 2 13' 9" x 7' 6" (4.19m x 2.29m) electric panel heater.

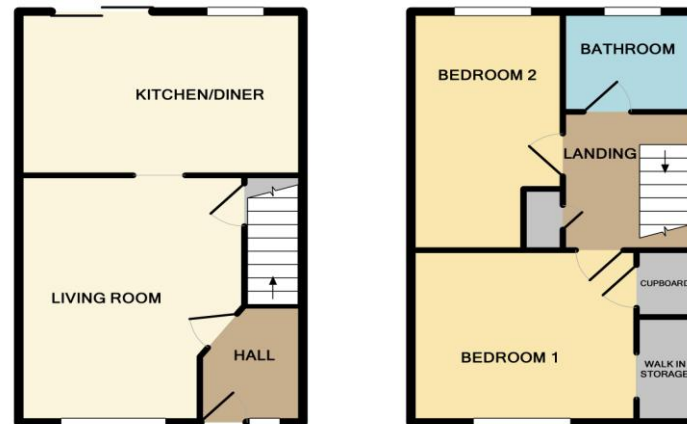
Bathroom pedestal wash hand basin low level wc and panelled bath with tiled splashbacks and electric shower unit over, wall mounted fan heater.

Outside Open plan front garden. The rear garden is fully fenced and laid to lawn with a rear pedestrian gate leading to two parking spaces.

An Explanation of Shared Ownership This property is owned partly by the occupier (who owns 72% of this property) and Rural Housing Trust (who own the remaining 28% of the property). The purchaser is able to purchase the 73% and rent the remaining share from the Rural Housing Trust at a monthly rent of £104. The Rural Housing Trust will sell upto 80% of this property if required by the purchaser. This information is given in

good faith, however should be verified by your solicitor prior to exchange of contracts.

Directions From the centre of Taunton proceed along East Street and East Reach continuing onto a short section of dual carriageway. Take the third exit at the following roundabout and at the Creech Castle cross roads turn left onto the A38 signposted Bridgwater. Follow this road continuing onto a dual carriageway and then having past Thurloxton on your left hand side take the turning right signposted North Newton. (Moon Lane). At the next T-junction turn left and follow this lane into the village turning right into Tuckerton Lane. As the road bends sharply to the left the property can be found shortly on your left hand side.



GROUND FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 698 SQ.FT. (64.8 SQ.M.)

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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Energy Performance Certificate



3, Tuckerton Lane, North Newton, BRIDGWATER, TA7 0BA

Dwelling type: Mid-terrace house Reference number: 2828-6965-7279-1867-7974
Date of assessment: 22 November 2013 Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 November 2013 Total floor area: 66 m²

Use this document to:

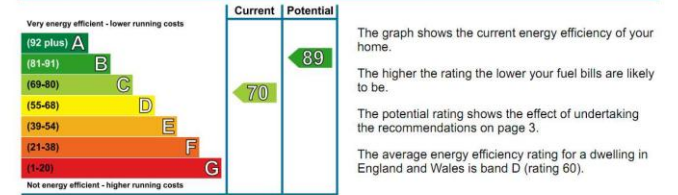
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,695
Over 3 years you could save	£ 393

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 132 over 3 years	
Heating	£ 1,056 over 3 years	£ 936 over 3 years	
Hot Water	£ 423 over 3 years	£ 234 over 3 years	
Totals	£ 1,695	£ 1,302	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 117	
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 39	
3 Low energy lighting for all fixed outlets	£25	£ 66	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

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