



Bond
Oxborough
Phillips

Changing Lifestyles

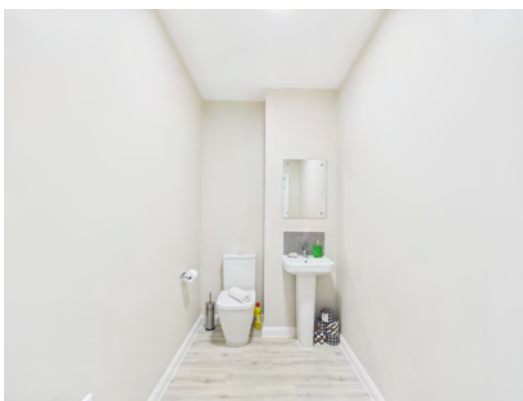
35 Vixen Tor Road

Tavistock

PL19 8GQ



Asking Price - £93,750 (25% share)



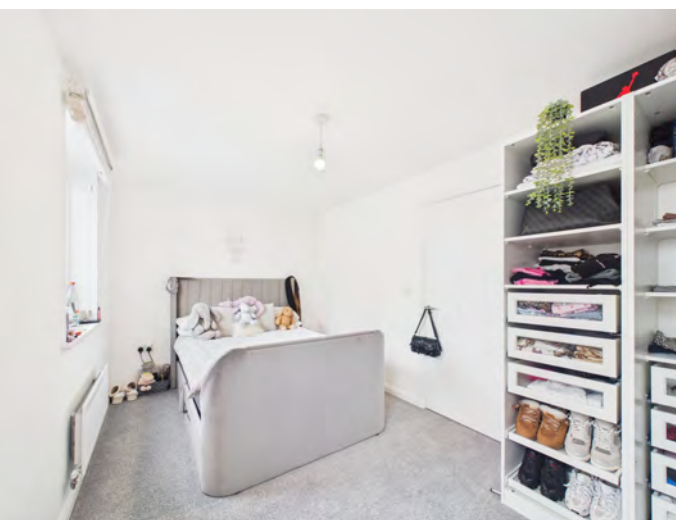
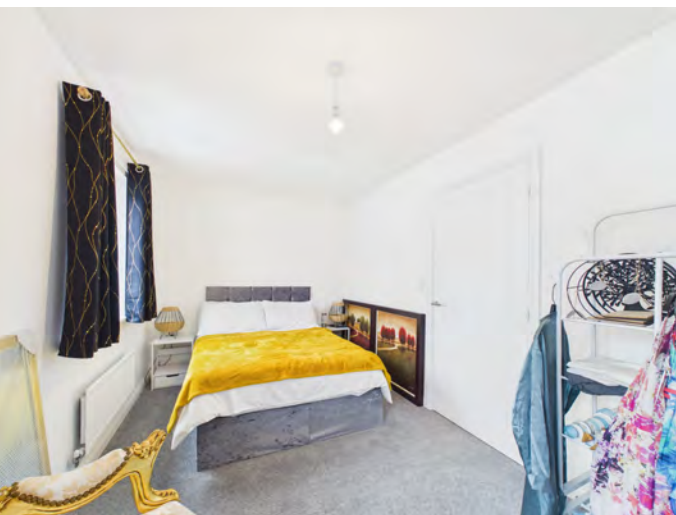
Changing Lifestyles

01822 600700

35 Vixen Tor Road, Tavistock, PL19 8GQ



- 25% shared ownership opportunity
- Remaining 75% owned by LiveWest
- Three to four bedroom modern home
- Principal bedroom with en-suite
- Spacious kitchen/diner
- Bright living room with Tavistock views
- Sunny rear garden
- Garage included
- Modern family bathroom
- Option to staircase by 1% annually
- Monthly rent payable to LiveWest: £630.44
- Beautifully presented throughout
- EPC B



An excellent opportunity to purchase a 25% share of this beautifully presented shared ownership home, with the remaining 75% owned by LiveWest.

This modern and spacious home offers flexible accommodation with three to four generous bedrooms, including a superb principal bedroom with a contemporary en-suite shower room. Finished to a high standard throughout, the property is ideal for first-time buyers or growing families looking to step onto the property ladder.

The accommodation briefly comprises an entrance hallway with doors leading to a cloakroom, home office, and a modern kitchen/dining room with French doors opening onto the patio. The first floor offers a spacious living room, a bedroom, and a family bathroom. On the second floor, there are two further bedrooms, including one with an en-suite shower room.

Outside, the sunny rear garden enjoys elevated views over the town and provides access to a garage, creating the perfect space for relaxing or entertaining.

A unique benefit of this property is the opportunity to staircase by purchasing an additional 1% share each year for up to 15 years, subject to the scheme terms.

Shared Ownership Details

Share for sale: 25%

Remaining share owner: LiveWest (75%)

Monthly rent payable to LiveWest: £630.44

Monthly service charge: £15.49

Am I Eligible?

You may be able to purchase this home if:

Your household income is £80,000 a year or less.

You cannot afford the deposit and mortgage needed to buy a suitable home on the open market.

In addition, one of the following must apply:

You are a first-time buyer.

You previously owned a home but can no longer afford to buy one.

You are forming a new household, for example following a relationship breakdown.

You already own a shared ownership property and are looking to move.

You own a home but need to move and cannot afford to buy a property that meets your needs.

If you currently own a property, you must have completed its sale on or before the completion date of your shared ownership purchase.

Please note that, as part of the application process, your finances and credit history will be assessed to ensure the mortgage and rental payments are affordable and sustainable.

Early viewing is highly recommended to appreciate everything this fantastic home has to offer.

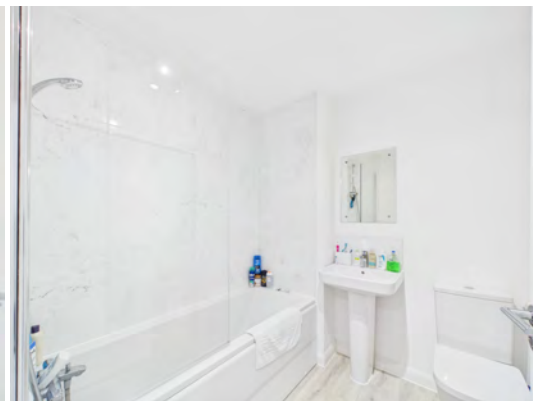
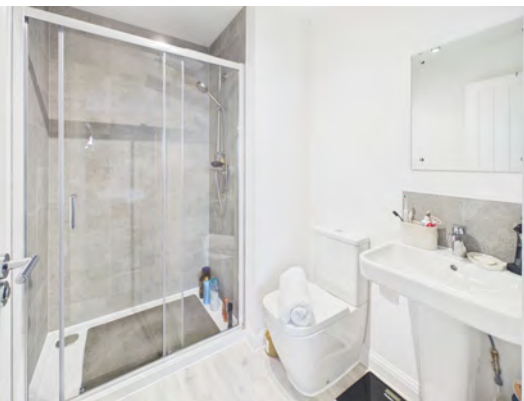
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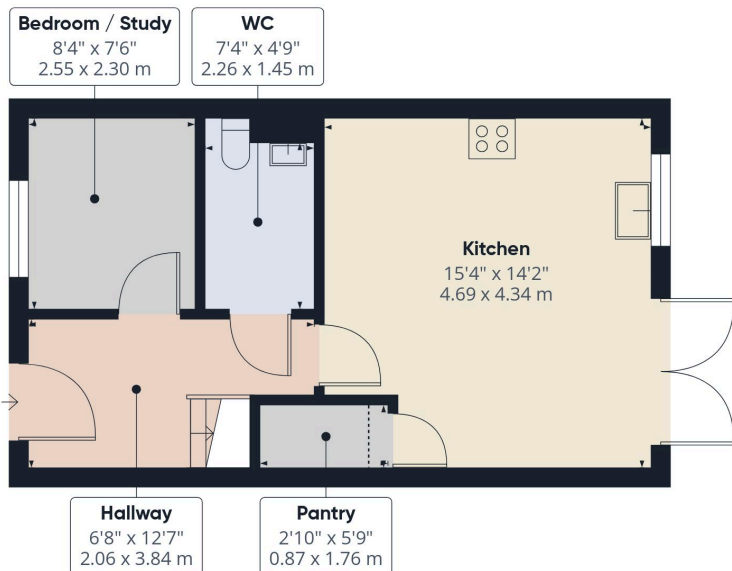
Tavistock is a thriving stannary market town in West Devon, nestled on the western edge of Dartmoor National Park. Tavistock is an ancient town, rich in history dating back to the 10th century and famed for being the birthplace of Sir Francis Drake. Largely the 19th-century town centre is focused around Bedford Square which is a short stroll from this property.

The town offers a superb range of shopping, boasting the famous Pannier Market and a wide range of local and national shops. Also there are public houses, cafes, restaurants, social clubs, riverside park, leisure centre, theatre, doctors surgery, dentists and Tavistock Hospital. There are excellent educational facilities including primary and secondary schools in the state and private sector. The town has superb recreation and sporting facilities including; Tennis club, bowls club, golf club, cricket clubs, football club and athletics track.

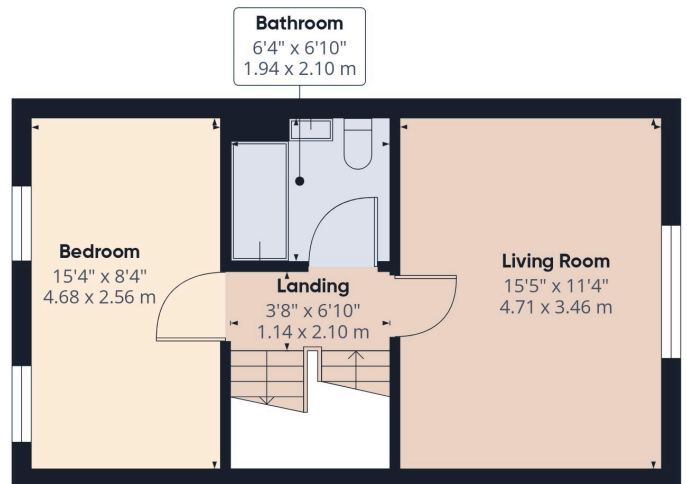
Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.



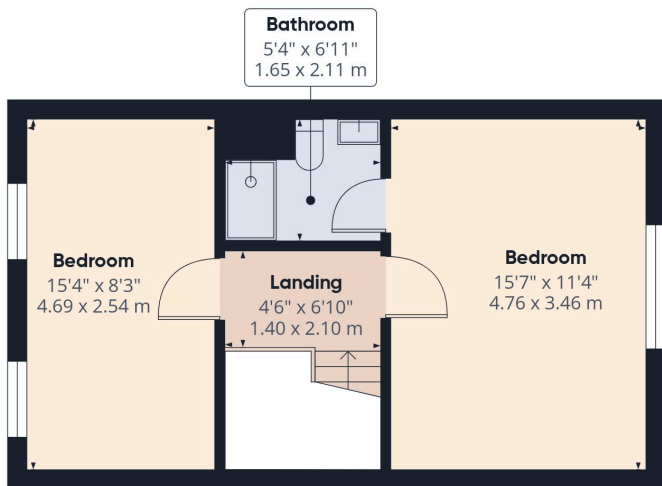
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.



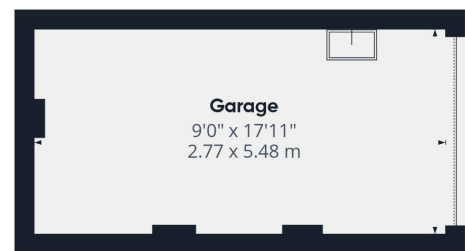
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have 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. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.