



- £102,000 for a 40% share
- 3 Bed Semi-Detached House
- Off-Street Parking
- Close to shops and Hospital
- No onward chain
- Full ownership also available at £255,000

## Nightjar Close, Torquay, TQ2 7GG

Shared Ownership £102,000

Dart & Partners are delighted to offer a rare opportunity to own a 40% share of this 3-bedroom Semi-detached home.

Full ownership of the house also available for sale at £255,000.



## Property Description

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£102,000 for a 40% share  
3 Bed Semi-Detached House  
Off-Street Parking  
Close to shops and Hospital  
No onward chain

Front door into...

### ENTRANCE HALLWAY

Laminate flooring  
Radiator  
Doors to rooms

### LOUNGE

4.9m x 4m (16' x 13'1)  
3x DG window to rear  
2x radiator  
Storage under stairs  
Door to rear garden  
Wood effect laminate flooring

### KITCHEN

3.8m x 2.4m (12'4 x 7'8)  
DG window x 2 to front  
Space for f/f w/m  
Electric oven  
Gas hob  
Overhead extractor  
Wall-mounted gas boiler  
Radiator

### GROUND FLOOR WC

Obscure DG window to front  
Wc, handwash basin





Radiator  
Electric box

**FIRST FLOOR LANDING**

Access to loft

Doors to...  
Airing cupboard housing hot water cylinder  
2 shelves

**BATHROOM**

2.06 x 1.73  
DG window to front  
Electric shower  
WC  
Panel Bath  
Hand wash basin  
Radiator



**BEDROOM 1**

4.1m x 2.4m (13'4 x 7'8)  
DG windows to rear  
Radiator  
Built in wardrobe

**BEDROOM 2**

3m x 2.8 (9'8 x 9'1)  
DG windows to front  
Radiator  
Built in wardrobe  
4 x socket

**BEDROOM 3**

2.9m x 2.4m (9'5 x 7'8)  
DG windows to rear  
Radiator



**Outside**

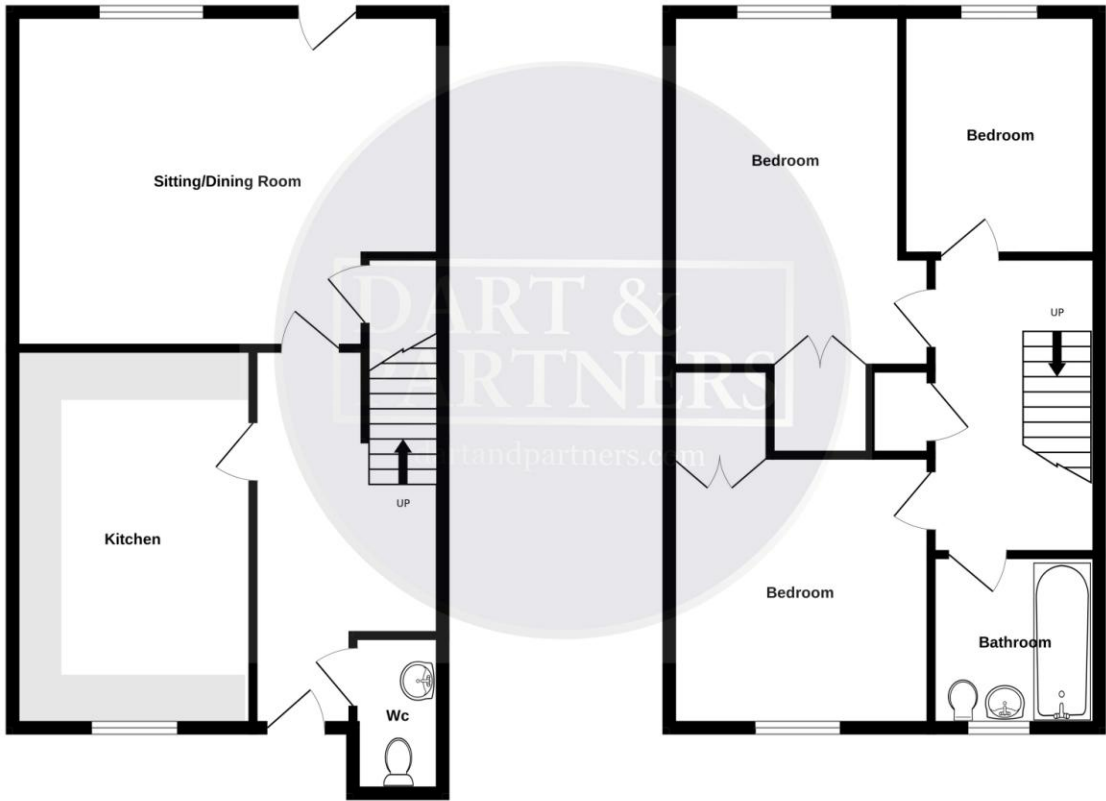
Rear garden laid to lawn with decked and paved areas.  
Gate allowing side access.

Parking  
2x Spaces  
Outside tap

MATERIAL INFORMATION - Subject to legal verification  
TBC

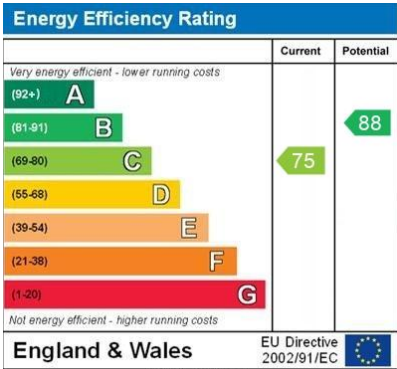
Ground Floor

1st Floor



Leasehold:  
Length of Lease:  
Annual Ground Rent:  
Ground Rent Review:  
Annual Service Charge:  
Service Charge Review:

Shared Ownership: 40% of share being sold  
Council Tax Band C  
EPC rated C  
**No onward chain**



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.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements