

Plots: 1, 2 & 3



## Orchard Brooks

Williton, Taunton, TA4 4DB

5 x 2 Bedroom houses on a brand new development for sale through shared ownership.

From  
**£95,175**  
for a 45% share

Williton is a large village with a number of shops, small supermarkets, pubs and a library. The A39 and A358 are easily accessible. It sits on the edge of the Quantock Hills and is close to The Brendon Hills and Exmoor National Park. A local connection is required please ask for further details.



Plots: 12 & 13



## 2 Bedroom house

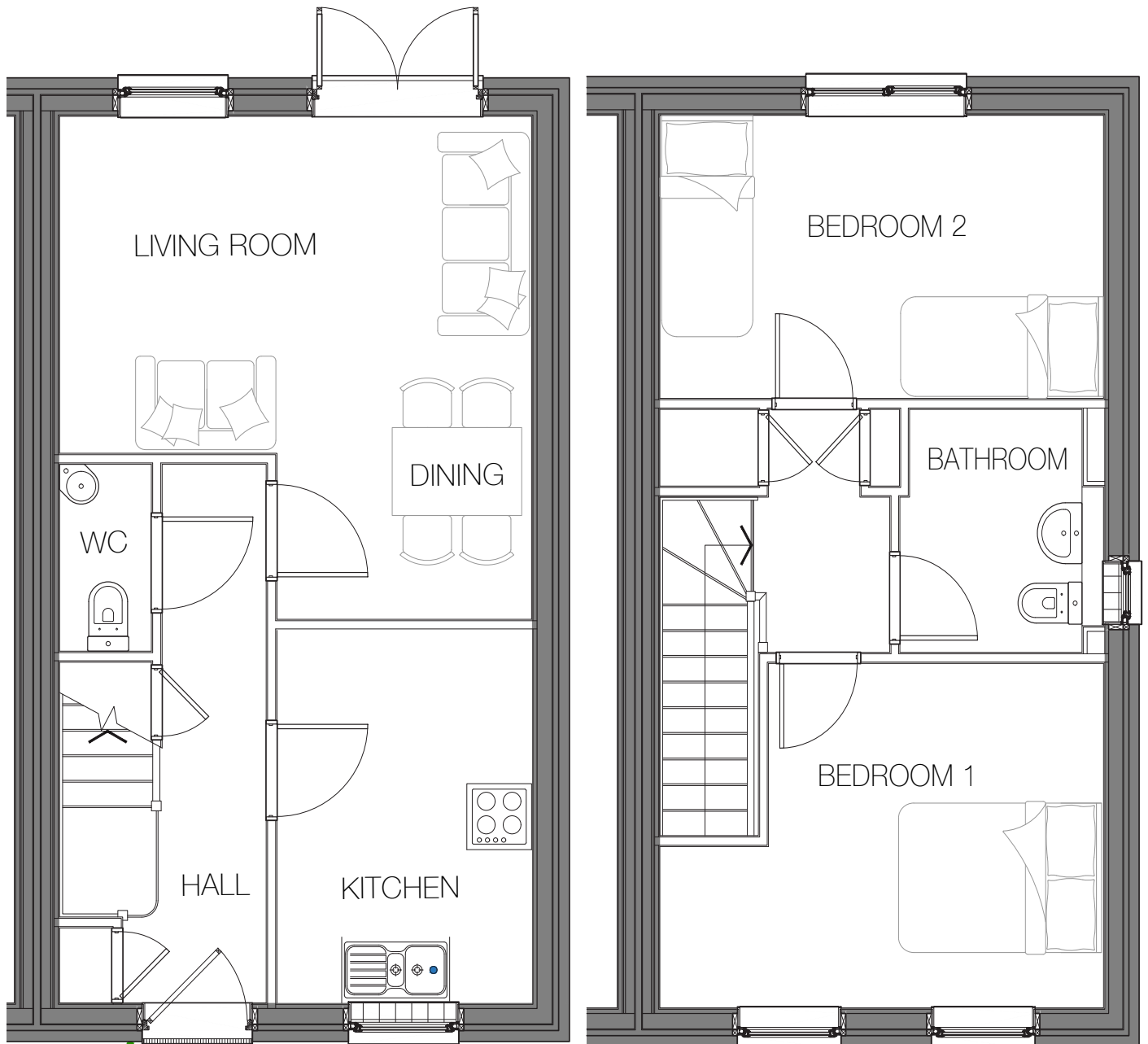


## Your home features

- Lounge/diner
- Kitchen with built-in oven, hob and extractor hood
- Bathroom with shower over bath
- Private rear garden with shed
- Two allocated parking spaces
- Flooring throughout
- LABC warranty

# Floor plan

## 2 Bedroom house



Ground

First

Please note: The plans shown above are a typical layout. Exact specifications and whether a property is left or right handed may differ from plot to plot.



# Site plan

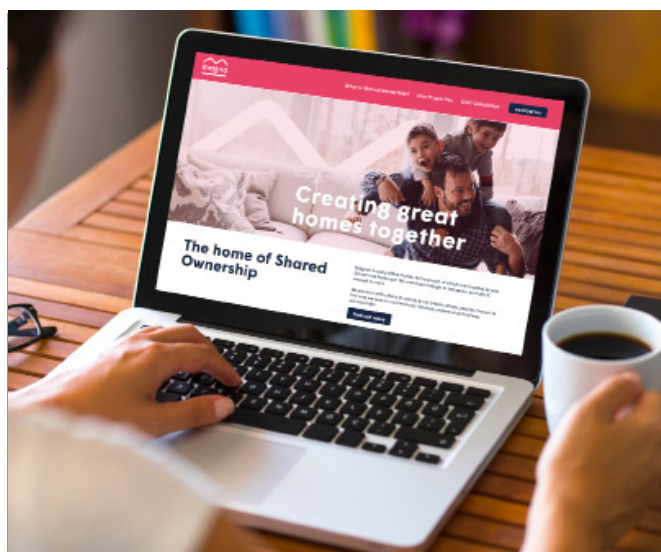


Plot	Property type	Full price	45% share	Monthly rent	Monthly service charge*	Total
1	2 Bed end of terrace house	£214,000	£96,300	£269.73	£35.19	£304.92
2	2 Bed mid terrace house	£211,500	£95,175	£266.58	£35.19	£301.77
3	2 Bed end of terrace house	£214,000	£96,300	£269.73	£35.19	£304.92
12	2 Bed semi-detached house	£216,500	£97,425	£272.88	£23.05	£295.93
13	2 Bed semi-detached house	£216,500	£97,425	£272.88	£23.05	£295.93

\*Including buildings insurance.

# What is shared ownership?

Shared ownership is another way to buy your own home if you cannot afford to do so on the open market. You purchase a percentage of the home and pay rent on the rest. Magna Housing owns part of it but you're living there, you decorate it and you decide when to sell. Buying a percentage means a smaller deposit and smaller mortgage. In most cases, you can buy further shares until you own 100%.



## What do I do next?

In two easy steps you can be on your way to owning your own home.

**Step 1:** Contact one of the IFA's detailed in our eligibility pack for a financial assessment.

**Step 2:** Register with Help to Buy for the area you wish to live in by calling 0800 456 1188 or visit [www.helptobuyagent3.org.uk](http://www.helptobuyagent3.org.uk)

**Contact us for more information:**

Telephone: 0800 358 6025

Email: [sales@magna.org.uk](mailto:sales@magna.org.uk)



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