



# Okehampton View

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OKEHAMPTON, DEVON

Two bedroom houses on the  
edge of Dartmoor National Park,  
available with **Shared Ownership**



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# Okehampton View

OKEHAMPTON, DEVON

**A great location  
to put down roots**

**Perfectly positioned with Dartmoor  
less than half an hour away**

Okehampton View is an exciting new development on the fringes of Okehampton with all the rugged beauty of Dartmoor on your doorstep.





Fore Street, Okehampton

# Living at Okehampton View



## Established community

A delightful, historic town with an excellent choice of shops, tea rooms, pubs and restaurants



## Lifestyle

You will be living on the edge of one of the country's most famous national parks.



## Schools

Two primary schools and Okehampton College secondary school are all within easy reach



## Great location

All the peace and quiet of rural life, yet the benefits of a town nearby



Cathedral Yard, Exeter

**Country living close to coast & town**



Okehampton Castle



Okehampton train station



Dartmoor National Park



# A world of natural wonders

Okehampton View embraces countryside living at its best.

## Get Directions

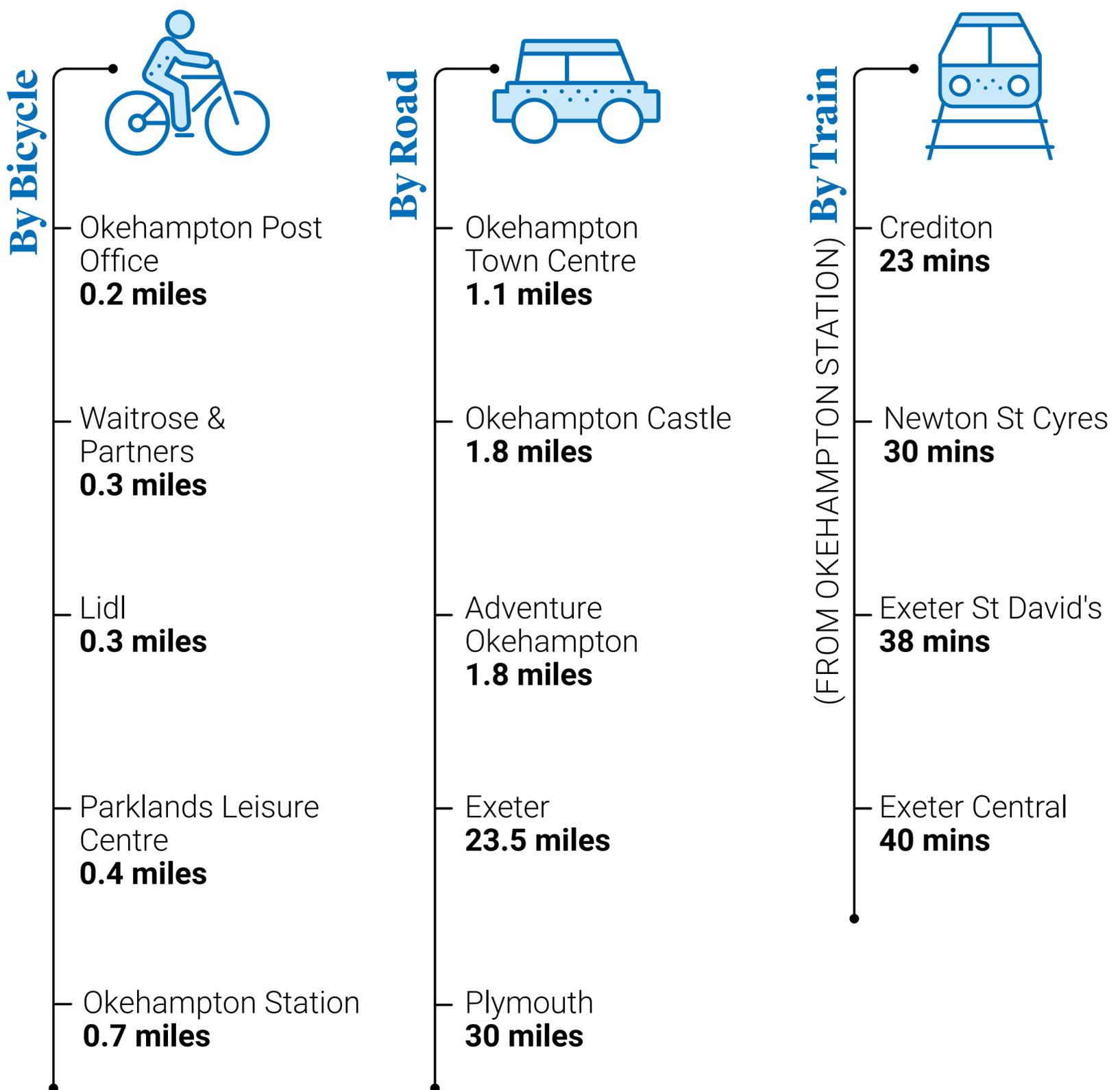
[Google Maps](#)

<///coins.irrigated.weedy>



# Well connected

The A30 connects Okehampton to Exeter, Cornwall, and the M5. Plymouth offers ferries and Bristol an airport. There are hourly trains each way, every day, between Okehampton, Crediton and Exeter, including key peak services for commuters.



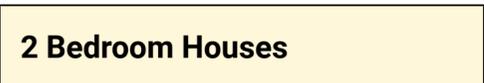
Times and distances supplied by Google Maps and Trainline and are approximate only.



# Site plan and Floorplans



## Key

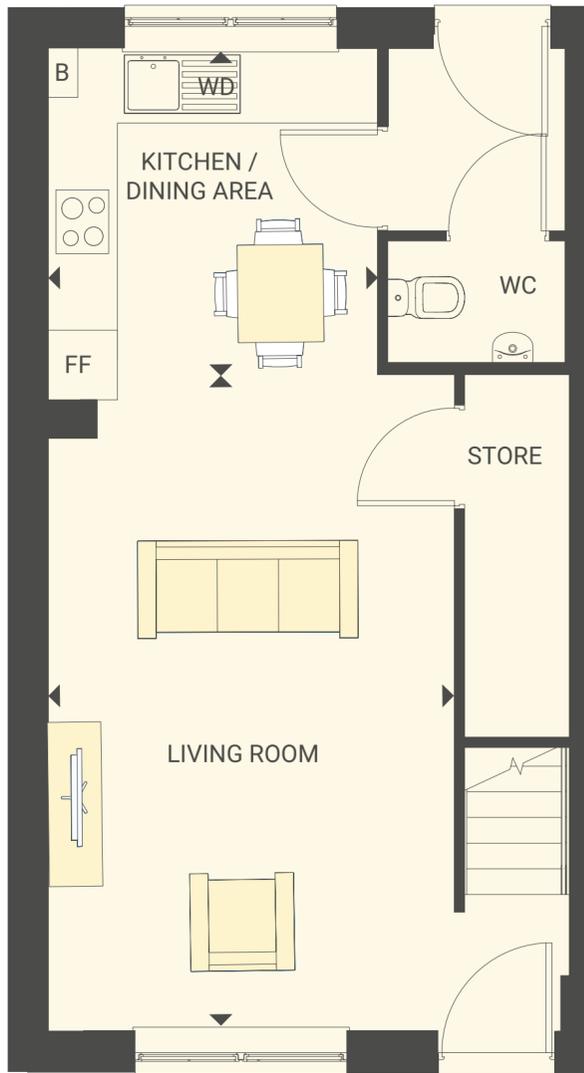
 2 Bedroom Houses	 S/S Sub-station
 LGAH Rented Houses	 Denotes level changes to garden
 Barratt Homes	

Layout is indicative only and subject to change by the developer (and subject to detailed design). The developer reserves the right to alter the layout, building style, landscaping and specification at any time.

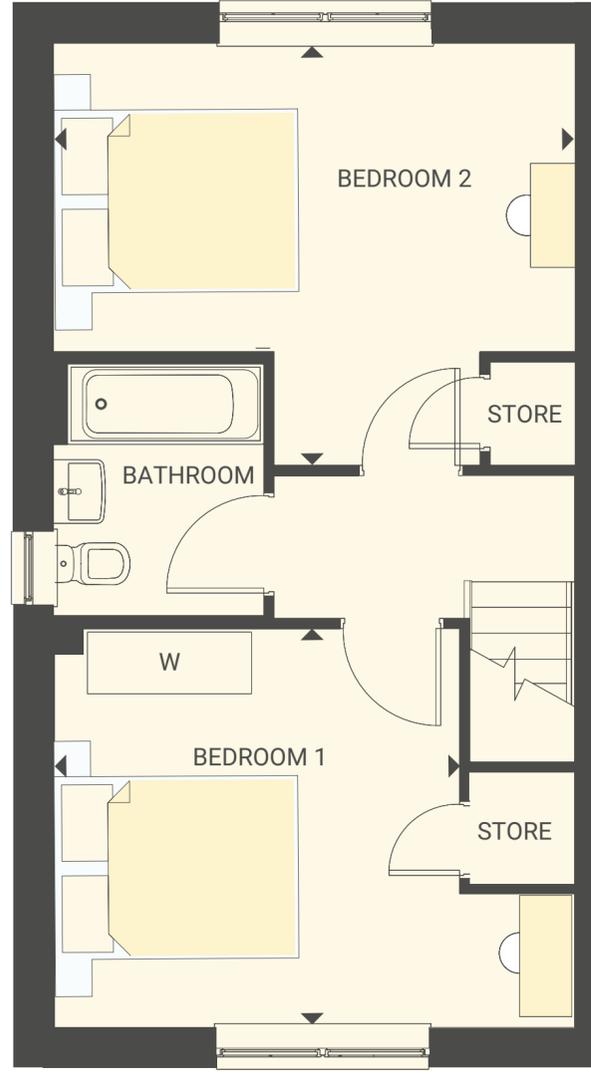
# Two Bedroom House

PLOTS 123, 124\*, 125, 126\*, 127, 128\*, 129 & 130\*

\*Plots 124, 126, 128 & 130 are handed to drawing shown



GROUND FLOOR



FIRST FLOOR

## Dimensions

**Total Area: 77.2 sq m 830 sq ft**

All measurements are length x width

### LIVING ROOM

5.70m x 3.54m 18' 8" x 11' 7"

### KITCHEN / DINING AREA

2.87m x 2.83m 9' 4" x 9' 3"

### BEDROOM 1

3.54m x 3.48m 11' 7" x 11' 5"

### BEDROOM 2

4.55m x 3.69m 14' 11" x 12' 1"



FRONT ELEVATION



**Key** FF Space for Fridge/Freezer B Boiler WD Space for Washer/Dryer

The floorplans shown are for approximate measurements only.

**Read more >**





# Specification

## Kitchen

- Contemporary kitchen with soft close cupboards
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Stainless steel multi-function oven, hob and stainless steel chimney hood
- Space for fridge/freezer
- Space for washing machine

## Cloakroom

- Contemporary white close coupled toilet and basin with chrome mixer tap
- Splashback tiling to basin

## Bathroom

- Contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap
- Glass shower screen to bath
- Shower over bath
- Wall tiling to bath and splashback tiling to basin area
- White heated towel rail
- Mirror

## Flooring

- Wood effect vinyl to the ground floor and bathroom
- Carpet to stairs, landing and bedrooms

## General

- White PVCu double glazed windows
- Ceilings, architraves and skirtings painted white
- Walls painted in 'Almond' white matt emulsion
- White panel internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 12 year warranty

## Electrical

- Track light to kitchen
- Light fitting to cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room
- Telephone point to living, dining and kitchen area
- Smoke and carbon monoxide detectors
- Extractor fan to kitchen, cloakroom and bathroom
- Shaver socket to bathroom

## External to Houses

- Two parking bays per property
- Electric vehicle charging point to side
- Paved patio area
- Turf to rear garden
- 1.8m high timber fencing to rear garden
- Light to front and rear elevations
- Photovoltaic roof panels
- Outside tap

\* please check with the sales team

Interior image is of an actual previous home.



We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.



# Shared Ownership explained

## Your essential guide to all things Shared Ownership with Legal & General

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 50% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

### Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket. Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### What other charges will be payable?

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our Management Provider. You will also be charged for the Buildings Insurance required to cover your home. Finally, all homes pay an Estate Charge which contributes to the maintenance of the wider estate, play areas or unadopted roads etc.

### Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

### Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

### What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

### Will I need a deposit?

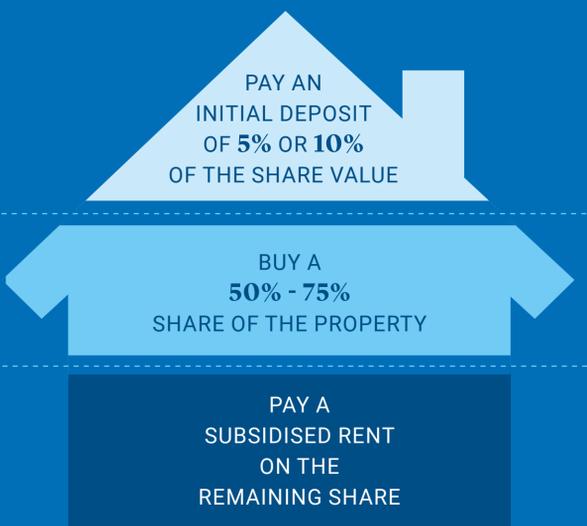
Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

### We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit

[www.landgah.com](http://www.landgah.com)

## Breakdown example of buying a new home at Okehampton View



## Buying more shares

Staircase your way to owning **100%**

When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares.



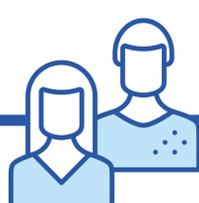
[READ MORE](#)

# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.



1



Book an appointment and **come and see us** in person or online

2



Find your dream home

3



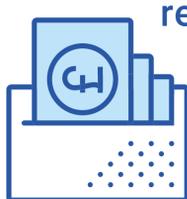
Speak to a qualified **mortgage broker** to see how much of the home you can buy

4



Complete your application and reservation paperwork

5



Pay your **reservation fee**

6



Reserve your home

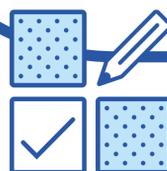
7



Instruct a **solicitor** and begin your legal paperwork

8

Complete your mortgage application



9



Once your valuation is done, receive your **mortgage offer**

10



Sign the **Contract** lease and pay your deposit

11

Exchange Contracts

12



**Congratulations** Complete and receive your keys and celebrate!





# Enjoy your new home, your way

## People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple

or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:



# Our key principles



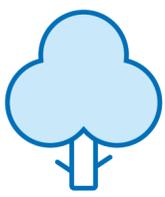
## Quality

We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, environment and, above all, value.



## Customer Service

We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



## Sustainability

We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.





# Okehampton View

CREDITON ROAD, OKEHAMPTON,  
DEVON EX20 1FW

/// others.access.breath

**01837 400 018**  
[landgah.com/okehampton-view](https://landgah.com/okehampton-view)

GET MOVING TODAY

**Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.**

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change. Please ask your Sales Consultant for further information. Computer generated images are for illustrative purposes only – plot specific elevations may vary. LGAH-RG-180226