

FOR SALE



St Nazaire Close, Swanpool

Shared Ownership £164,700 (54% share) & a rental of £289.95 pcm

MARTIN&CO

St Nazaire Close

Swanpool

- SHARED OWNERSHIP
- GAS CENTRAL HEATING
- GARAGE
- CLOSE TO SWANPOOL BEACH
- ENCLOSED REAR GARDEN

Perfectly placed for enjoying the very best of Swanpool and Falmouth, this shared ownership property offers a great chance to get on the property ladder with a reduced cost of £164,700 (54% share) and a rental of £289.95 per month.

No local connection is required for this property.



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This well-presented home opens into a bright open-plan lounge/ diner with patio doors leading directly to the rear garden. The kitchen is modern and practical, offering good storage and workspace.

On the first floor are two good sized double bedrooms and a family bathroom. Outside, there is an enclosed, low-maintenance garden and a garage providing storage and off-road parking.

Unusually, the property can be purchased either as a leasehold through the shared ownership scheme, £164,700 offering a reduced initial cost, or as a freehold at full market value, £305,000 making this a flexible opportunity for a range of buyers.

Leasehold 99 years from 1 September 2011 (84 years remaining)

54% share £164,700

Rent £289.95 per month

Service charge & building insurance combined £33.49 per month.

Full market value £305,000

No local connection is required for this property.



FEATURES

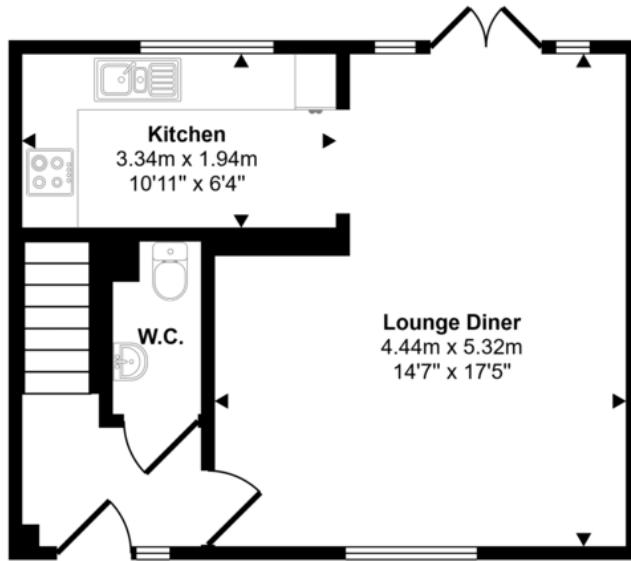
- 2 Double bedrooms
- Terraced
- Coastal location
- Low maintenance garden
- Garage
- EPC - C
- Council Tax band B
- Gas central heating
- Mains electricity, water and drainage
- Ultrafast broadband available
- Mobile Phone Coverage: O2 / EE / Three / Vodafone - Please contact individual providers for further information

LOCATION

St Nazaire Close is under a half mile walk to Swanpool Beach and Nature Reserve, ideal for those who love a daily cold water swim or a jog along the southwest coast path. Falmouth Town is also within easy reach, either on foot along the stunning coast path, or around 1 mile by road, with regular bus services. There are an abundance of local amenities as well as being well connected by roads and train services to the rest of Cornwall and beyond. The south Cornish coast offers fabulous sailing waters as well as walking and hiking trails just a stone's throw from Swanpool. Falmouth Golf Club is even just across the road (0.1m away)!

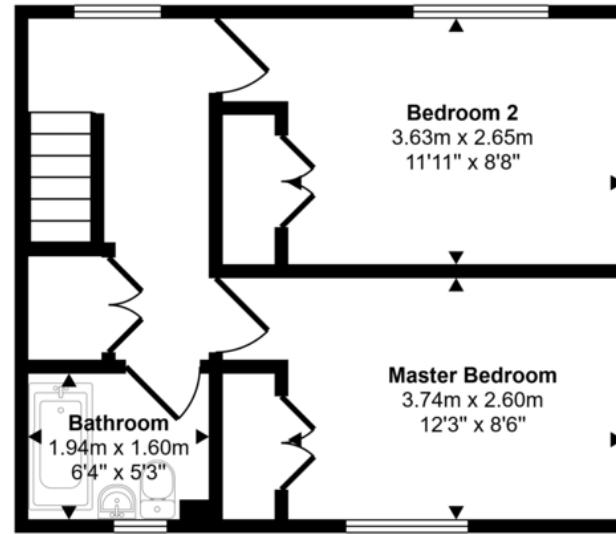


Approx Gross Internal Area
70 sq m / 753 sq ft



Ground Floor

Approx 35 sq m / 374 sq ft



First Floor

Approx 35 sq m / 379 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

