



Ocean
HOUSING

Trevemper Road
Newquay
TR7 2HS

40% Shared ownership
£130,000

- NO ONWARD CHAIN
- SHARED OWNERSHIP
- BRAND NEW HOUSES
- TREVEMPER NEWQUAY
- OFF STREET PARKING
- NHBC WARRANTY
- FITTED KITCHEN
- SECTION 106 RESTRICTIONS
- GAS CENTRAL HEATING
- EASY ACCESS TO SCHOOLS AND SHOPS

Shared ownership?

Shared ownership scheme provides the opportunity to own a home by buying a share in the property affordable to you, and pay rent on the remaining share.

By buying a share of the property, you will own your home on a leasehold basis.

In some circumstances change in the future, you will have the opportunity to buy further shares through a process known as 'staircasing'. In some cases you could achieve 100% ownership and possibly obtain the right to own the property outright.

Dependent on the type of lease and should be discussed with your solicitor. Some areas may not be available for shared ownership. Some areas may not be available for shared ownership and freehold transfers.

These houses, built by Wain Homes, combine convenience with coastal living, only a short walk from Newquay Town Center, which boasts a range of shops, bars & restaurants, along with a selection of world famous beaches.

With a hospital, supermarkets and schools, all the essentials are within easy access. You'll be well-connected to wider Cornwall and beyond with the train station and airport, and the A30 only a 15 minute drive away, making commuting and travel hassle-free.

If you're looking for an affordable way to own a new



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - New
Build

Floor Area - sq ft



Property Description

Welcome to Trevemper.

19 brand new Shared Ownership homes on the edge of Newquay.

Local homes for local people!

A selection of 2 & 3 bedroom homes.

Close to a host of leisure, education and shopping facilities.

Share Example

Example Share:

Full Market Value: £325,000

Example Share: 40%

Example Share Value: £130,000

Example Rent (PCM): £406.25

Example Service Charge: £29.29

(Please see brochure for plot specific pricing.)

To find out more about how to register your interest, contact our Home Ownership team on 01726 874450 or sales@oceanhousing.com

Section 106

Shared Ownership is an exclusive product for local residents.

Section 106 and staircasing restriction's may apply, scheme specific details will be released upon full launch of these homes. Affordability is based on a financial assessment to determine the share percentage to be provided.

Home offers will be based on a review process, with priority given to local connection and affordability need. Whilst we endeavor to make our home descriptions accurate, they are for general guidance only and may be subject to change throughout the build process.

Shared ownership homes are sold as leasehold.

All CGI images are for illustrative purposes only and should not be relied upon. These are subject to change and may not be accurate.

ing Touches



Kitchen



Additional features



atic
 iling
 h/Shower
 owel Rail

- Fitted Kitchen
- Extractor Hood
- Integrated Oven and Hob
- Under-Unit Lighting
- Glass Splashback

- Off-road Parking
- Vinyl Flooring to Kitchen & Bathroom
- Gas Central Heating
- NHBC Warranty
- Private Garden

- Main
- smol
- dete
- 1 Year
- Liabi

List

House Style	Parking	Bedrooms	Full Market Value	Example Share	Example Share Value	Example Rent (PCM)
Terrace house	2 Car Port	2	£287,500	40%	£115,000	£359.38
Terrace house	2 Car Port	2	£292,500	40%	£117,000	£365.63
Terrace house	2 Spaces	3	£325,000	40%	£130,000	£406.25
Terrace house	2 Spaces	3	£330,000	40%	£132,000	£412.50

List

House Style	Parking	Bedrooms	Full Market Value	Example Share	Example Share Value	Example Rent (PCM)
Terrace house	1 Space & 1 Carport	3	£335,000	40%	£134,000	£418.75
Detached house	2 Spaces	3	£357,500	40%	£143,000	£446.88
Detached house	1 Space & 1 Garage	3	£367,500	40%	£147,000	£459.38
Detached house	2 Spaces	3	£365,000	40%	£146,000	£456.25

Figures above are for illustration purposes only & share level given is for guidance only. Further share options are available. Additional information regarding share options, rent and service charges are subject to change and are reviewed annually. As a regulatory requirement, we undertake regular re-valuations of all our new-build plots, which may result in an increase in the sales values from those initially received.



Directions To Property

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 Cornwall
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Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

