



Willoughby Way  
Connor Downs  
TR27 5FG

40% Shared ownership  
£92,000

- NO ONWARD CHAIN
- 40% SHARED OWNERSHIP
- SECTION 106 RESTRICTIONS
- ALLOCATED PARKING
- TWO BEDROOM SEMI DETACHED
- 88 YEARS REMAINING ON LEASE
- LOCATED IN CONNOR DOWNS



 Millerson  
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 807.29 sq ft



### Property Description

This is a 2 bedroom semi detached house, Situated in Connor Downs. This property benefits from 2 bedrooms, allocated parking and enclosed rear garden.

### Location

Connor Downs is situated close to the town of Hayle, which has a range of amenities and facilities including including shops, cafes, restaurants & supermarkets. The A30 is within easy reach & good transport links.

### Section 106 Restrictions

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of Gwinear-Gwithian and a full financial assessment to ensure that the property is affordable and sustainable for you. Our financial assessments are carried out by The Mortgage People (TMP). For more information on TMP please visit their website at [tmpmortgages.co.uk](http://tmpmortgages.co.uk).

The local connection requirement may not apply if you are a serving or previously serving member of the regular armed forces or qualifying under any other clause of the Allocation of Housing (qualification criteria for armed forces) (England) regulations 2012.

Properties are allocated on a first come first serve basis subject to meeting the requirements of the s.106 and demonstrating affordability.

### Share Example

Share price: 40% share £92,000

Full price: £230,000

Monthly rent: £308.38

Monthly service charge: £31.08

\*monthly rent and service charge subject to annual review

\*Staircasing up to 100%

### Accommodation

Ground Floor - Living Room, Kitchen/Diner and Cloakroom

First Floor - Two Bedrooms, Family Bathroom

Outside - Rear Garden, Allocated Parking

### Register Your Interest

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

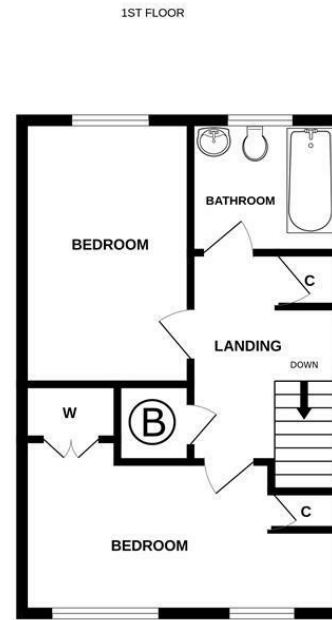
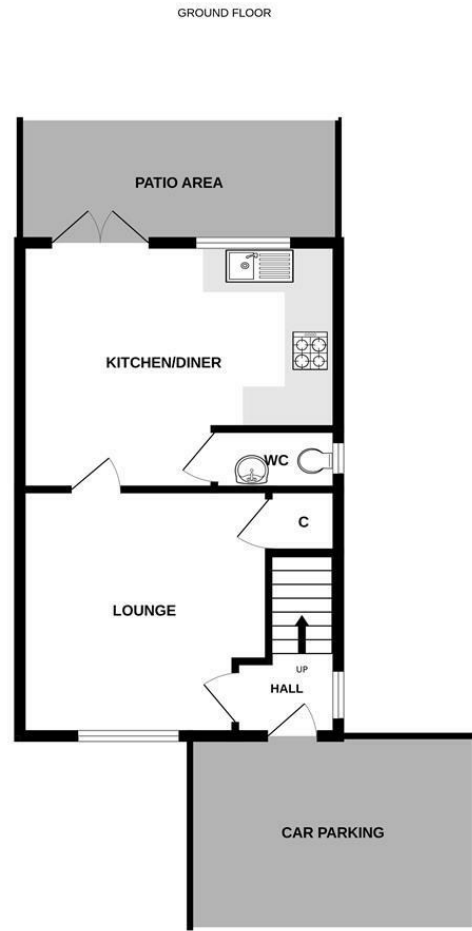
### Tenure

Leasehold with 88 Years Remaining





# Directions To Property



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Millerson Estate Agents  
5-6 Market Street  
St Austell  
Cornwall  
PL25 4BB  
E: [st.austell@millerson.com](mailto:st.austell@millerson.com)  
T: 01726 72289  
[www.millerson.com](http://www.millerson.com)

## Valuation Request

