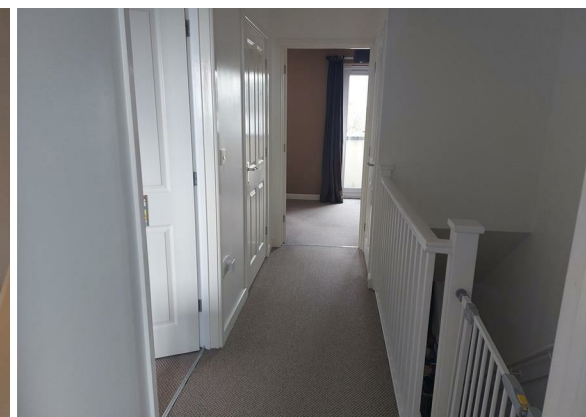




Phillimore Court,
Hensbarrow Meadows
Foxhole
PL26 7DQ

30% Shared ownership
£52,500

- NO ONWARD CHAIN
- COUNCIL TAX BAND B
- TWO BEDROOMS
- ALLOCATED PARKING
- SECTION 106 RESTRICTIONS
- 30% SHARED OWNERSHIP
- 86 YEARS REMAINING ON LEASE
- SITUATED IN A POPULAR RESIDENTIAL VILLAGE
- ENQUIRIES TO OCEAN HOUSING



Tenure - Leasehold

Council Tax Band - B

Floor Area - 861.11 sq ft



Property Description

This is a two bedroom mid terraced house, situated in the village of Foxhole. This property benefits from enclosed garden to the rear and allocated parking.

Location

Phillimore Court is situated in the village of Foxhole, which benefits from everyday amenities and facilities together with the nearby village of Nanpean. The main town of St Austell is a short drive away which has a larger range of amenities including town centre and supermarkets.

Section 106 Restriction

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of St Stephen in Brannel along with 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.

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: 30% share £52,500

Full price: £175,000

Monthly rent: £314.39

Monthly service charge: £34.04

Additional shares available subject to affordability

*monthly rent and service charge subject to annual review

*Staircasing up to 100%

The Accommodation Offers

Ground Floor - Living Room, Kitchen/Diner, Downstairs W/C

First Floor - Landing, Two Bedrooms, Family Bathroom

Exterior - Enclosed 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

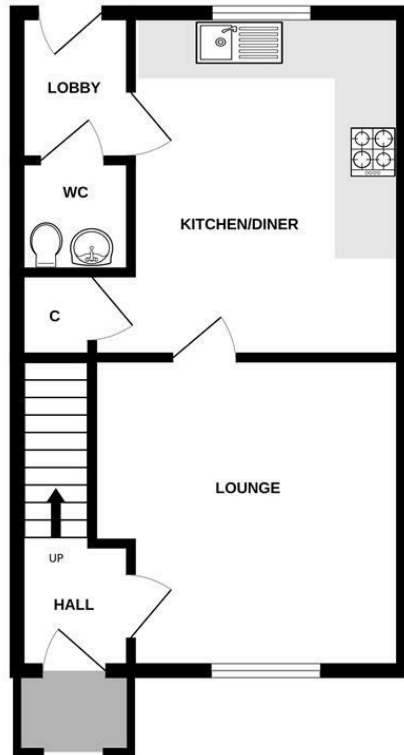
Tenure

Leasehold with 86 Years Remaining.

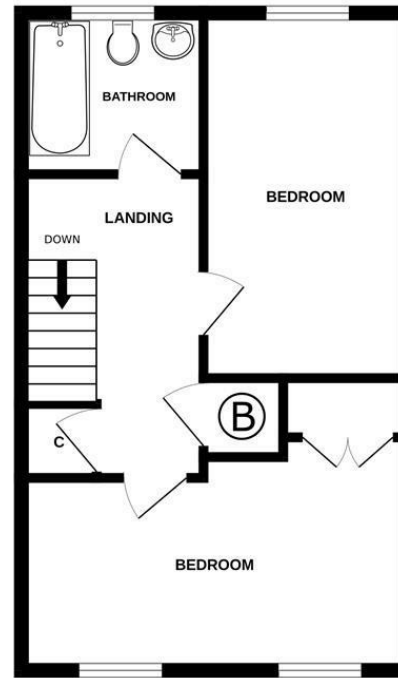


Directions To Property

GROUND FLOOR



1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		76	
(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	

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Valuation Request

