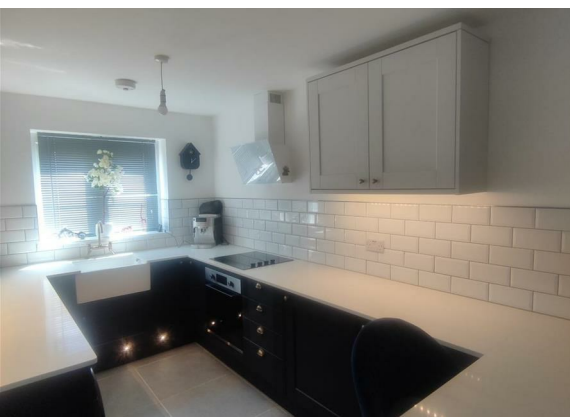




Ercus Way  
St. Erth  
Hayle  
TR27 6DZ

30% Shared ownership  
£76,500

- 30% SHARED OWNERSHIP
- STAIRCASING UP TO 100%
- THREE BEDROOMS
- SECTION 106 RESTRICTIONS APPLY
- ALLOCATED PARKING
- ENCLOSED GARDEN
- CLOSE TO LOCAL AMENITIES



 Millerson  
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 893.00 sq ft



### Property Description

This is a three-bedroom mid terrace house, situated in St Erth. This property benefits from two double bedrooms, one single bedroom, allocated parking and an enclosed rear garden.

### Location

St Erth is a small village situated between the town of Hayle and St Ives, which has a range of amenities and facilities including including shops, cafes, restaurants & supermarkets, along with some stunning beaches. 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 St Erth 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: 30% share £76,500

Full price: £255,000

Monthly rent: £449.06

Monthly service charge: £39.22

\*monthly rent and service charge subject to annual review

\*\*Staircasing up to 100%

### Accommodation Offers

Ground Floor- Lounge, kitchen/diner, cloakroom.

First Floor- Landing, three bedrooms, family bathroom.

Outside- Allocated parking, enclosed rear garden.

### Tenure

Leasehold with 86 years remaining.

### Register Your Interest

Please contact Ocean Housing to register your interest.



# Directions To Property

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  
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## Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			91
(81-91) <b>B</b>		77	
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 