



Helman Tor View

Bodmin

PL31 1RF

65% Shared Ownership
£149,500

- Three Bedroom End Terraced
- 65% Shared Ownership
- Council Tax Band B
- Allocated Parking
- Desirable Location
 - EPC C78
- 83 Years Remaining on Lease



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 710.42 sq ft



Property Description

This is a 3 bed end terraced house, Located in the popular town of Bodmin. The property benefits from 3 bedrooms & allocated parking.

Location

Helman Tor View is situated in the town of Bodmin which is growing in popularity and has plenty of local amenities and facilities including major supermarkets, shops and town centre all near by, it has good access links to the A30 and A38 and local buses run frequently. Bodmin Moor is also a short drive away.

The Accommodation Comprises

Ground Floor - Lounge, Kitchen/Dining Room, Downstairs W/C

First Floor - Bedroom 1, Bedroom 2, Bedroom 3, Family Bathroom

Exterior - Garden, Garage (Adjacent), Allocated Parking

Share Price

Share price: 65% share £149,500

Full price: £230,000

*Monthly rent: £193.95

*Monthly service charge: £21.82

*Monthly rent and service charge subject to annual review from 1st April 2025

*Staircasing up to 100%

Additional shares available subject to affordability

Tenure

This property is leasehold with 83 years remaining on the lease.

Council Tax Band

B

Apply

If you wish to submit an application, please contact TMP in the first instance to carry out a full financial assessment to establish affordability. <https://tmpmortgages.co.uk/>

Properties are allocated on a first come first serve basis subject to demonstrating affordability.

Interest

If you have any further queries regarding the property then please email sales@oceanhousing.com

Material Information

Verified Material Information

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Leasehold

Lease length: 99 years remaining (83 years from 2008)

Shared ownership - ownership percentage: 65%

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage and Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

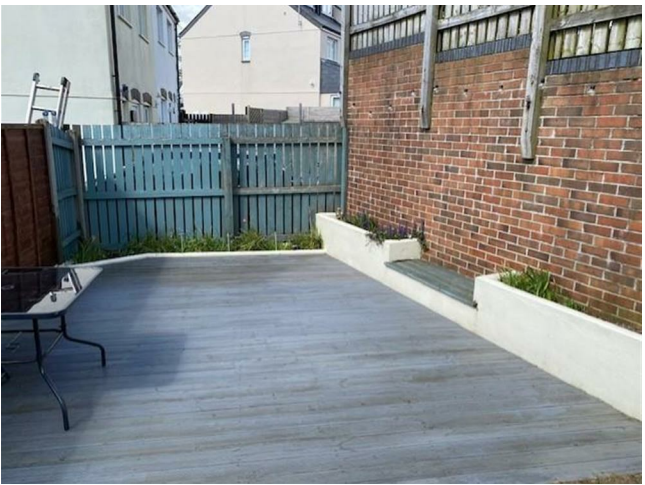
Non-coal mining area: Yes

Energy Performance rating: C

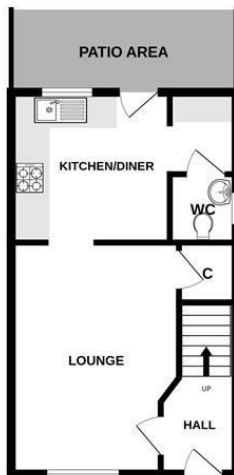
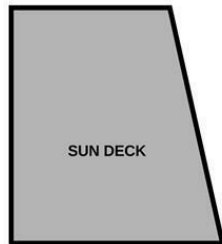
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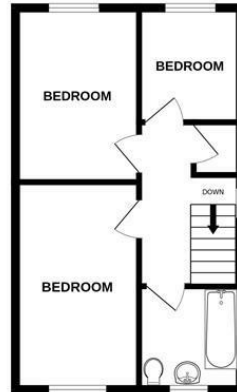
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

Contact Us

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