



Pras Lowgan

Newquay

TR7 2NA

50% Shared Ownership
£127,500

- 50% SHARED OWNERSHIP
- LEASEHOLD 91 YEARS REMAINING
- TWO BEDROOM SEMI DETACHED
- SECTION 106 RESTRICTIONS
- ALLOCATED PARKING
- STAIRCASING AVAILABLE UP TO 100%
 - EPC B83
 - COUNCIL TAX BAND B
- CONNECTED TO ALL MAINS SERVICES
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 828.83 sq ft



Property Description

This is a 2 bed semi detached house, Situated in the popular seaside town of Newquay, This property benefits from 2 bedrooms, allocated parking and enclosed rear garden.

Location

Situated in Newquay, this property is close to local amenities, supermarkets & schools, aswell as the town centre being close by which includes high street shops, cafes, restaurants. The A30 is also within easy reach.

The Accommodation Comprises

Ground Floor - Living Room/Diner, Kitchen, Cloakroom
First Floor - Landing, Bedroom One, Bedroom Two, Family Bathroom
Exterior - Enclosed Rear Garden, Allocated Parking

Share Example

Share Price: 50% Share £127,500
Full Price: £255,000
Monthly Rent: £262.43
Monthly Service Charge: £20.44

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

*Staircasing up to 100%

Shared Ownership and Section 106 Requirements

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the town of Newquay 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.

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.

Tenure

The property is leasehold with 91 years remaining.

Services

The property is connected to all mains services and falls within Council Tax Band B.

Material Information

Verified Material Information

Council tax band: B

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

Tenure: Leasehold

Lease length: 91 years remaining (99 years from 2017)

Service charge: £245.28 pa

Shared ownership - ownership percentage: 50%

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: ADSL copper wire

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good

Parking: Driveway and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No



Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: B

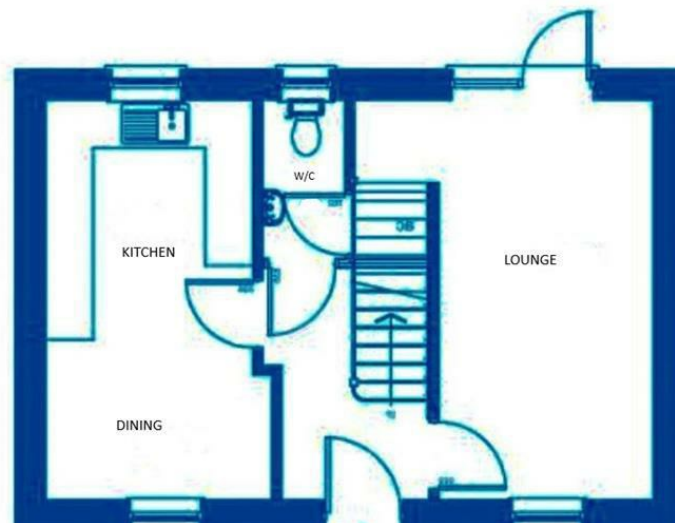
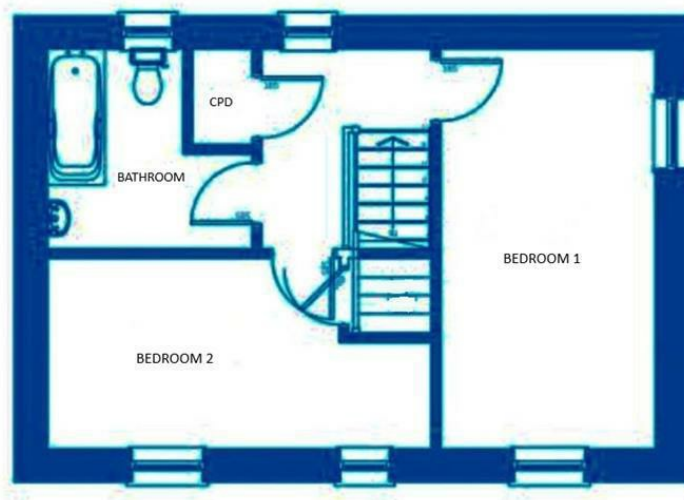
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

Register Your Interest

To find out more contact the Ocean Home Ownership team at sales@oceanhousing.com





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(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		

Contact Us

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