



Trevarthen Close Connor Downs Hayle

TR27 5EZ

Asking Price £87,500

- 25% SHARE £87500
- COUNTY OF CORNWALL APPLICANTS NOW ELIGIBLE
- SHARED OWNERSHIP
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING
- CLOSE TO NORTH COAST
- FOUR BEDROOMS
- LOUNGE
- KITCHEN/DINER
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1270.00 sq ft



PROPERTY DESCRIPTION

COUNTY OF CORNWALL APPLICANTS NOW ELIGIBLE

This is a four bedroom family house with living room kitchen/diner and four bedrooms. Outside there is an enclosed rear garden and allocated parking.

LOCATION

Connor Downs is a popular village with a local primary school, local convenience store, garage and Public House. Situated close to the town of Hayle, which has a range of amenities, schools, shops and local supermarkets. Also nearby are the popular sandy beaches of Hayle Towans and Gwithian. The A30 is within easy reach & good transport links to Hayle, Camborne and the City of Truro..

ACCOMMODATION

Ground Floor: Living Room, Kitchen/Diner, Cloakroom.

First Floor: Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 and family bathroom.

Exterior: Enclosed rear garden. Allocated parking.

SHARE EXAMPLE

Share Price 25%

Full Price: £350,000

Monthly Rent £529.73

Monthly Charge £38.56 (From the first April 2025.

Staircasing up to 80%

SECTION 106 RESTRICTION

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to all applicants living within the county of Cornwa;; 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

Leasehold

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Tenure: Leasehold

Lease length: 99 years remaining (82 years from 2008)

Ground rent: £35 pa

Shared ownership - ownership percentage: 25%

Lease restrictions: Numerous, can supply a copy of the lease.

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: FTTP (Fibre to the Premises)

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

Parking: Allocated 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

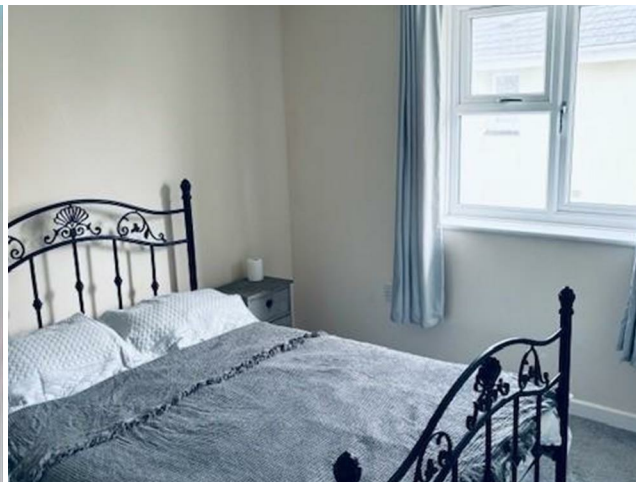
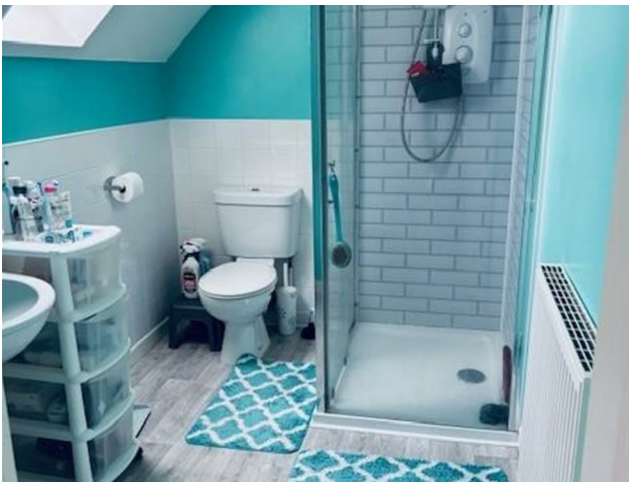


Non-coal mining area: Yes

Energy Performance rating: 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.



Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area
Manager Lizzie Collins
01726 72236

Contact Us

Millerson Estate Agents
5-6 Market Street
St Austell
Cornwall
PL25 4BB

E: st.austell@millerson.com

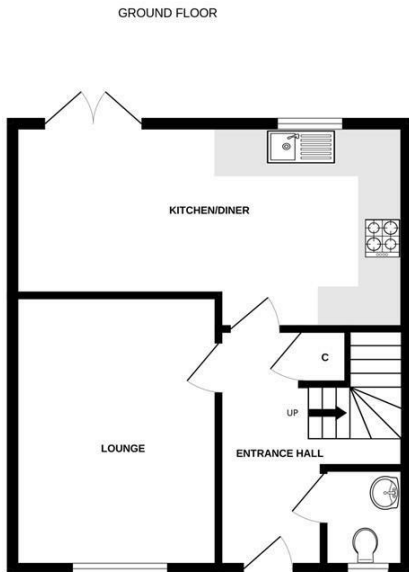
T: 01726 72289

www.millerson.com

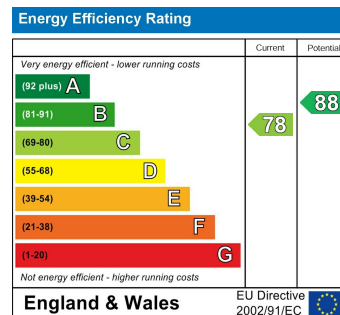
Scan QR For Material Information



Scan me!



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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