



**15 Pagoda Drive**  
Duport  
PL26 6AW

**£54,000**

Dedicated Property Manager - **Ian Tubb** CPEA DEA FNAEA, Cornwall Director





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## 15 PAGODA DRIVE ST. AUSTELL PL26 6AW



**SHARED OWNERSHIP** We are delighted to offer this shared ownership property within the popular seaside area of Duporth. Open market value is £180,000 (RICS valued) and we are selling a 30% share with an additional rent of £344.78 pm which also covers the service charge and buildings insurance.

The property is leasehold, 99 years from April 2009.

From the front door is a hallway with cloakroom off to the right with low level W.C and wash hand basin, the hallway then opens into the lounge dining room, return staircase ascending to the first floor, cupboard under, French doors to the rear garden and further window to the rear, opening into: Kitchen, fitted with a range of base and wall units including space for tall fridge freezer, plumbing for washing machine, integrated 4 ring gas hob with

double oven below and hood above. Stainless steel sink unit with mixer tap and wall mounted gas boiler supplying radiators and hot water.

On the first floor are 2 generous double bedrooms and the family bathroom with shower over the bath.

Outside there is a car port for parking and access to the rear garden which is fully enclosed with lawn

**To view this property call 01726 25 35 25**

# OUR FEES START FROM JUST £798 INC VAT

## KEY FEATURES

- 30% SHARED OWNERSHIP
- 2 DOUBLE BEDROOMS
- GAS CENTRAL HEATING AND  
DOUBLE GLAZING
- LOUNGE/DINING ROOM WITH  
FRENCH DOORS TO THE REAR  
GARDEN
- KITCHEN WITH BUILT IN  
APPLIANCES
- FIRST FLOOR BATHROOM AND  
GROUND FLOOR W.C
- ENCLOSED REAR GARDEN
- CAR PORT
- CLOSE TO THE COAST AND  
BEACHES
- 



Email – [cornwall@citysales.org](mailto:cornwall@citysales.org)

## Ground Floor

### Lounge/Diner

14' 9" x 10' 1" (4.49m x 3.07m)

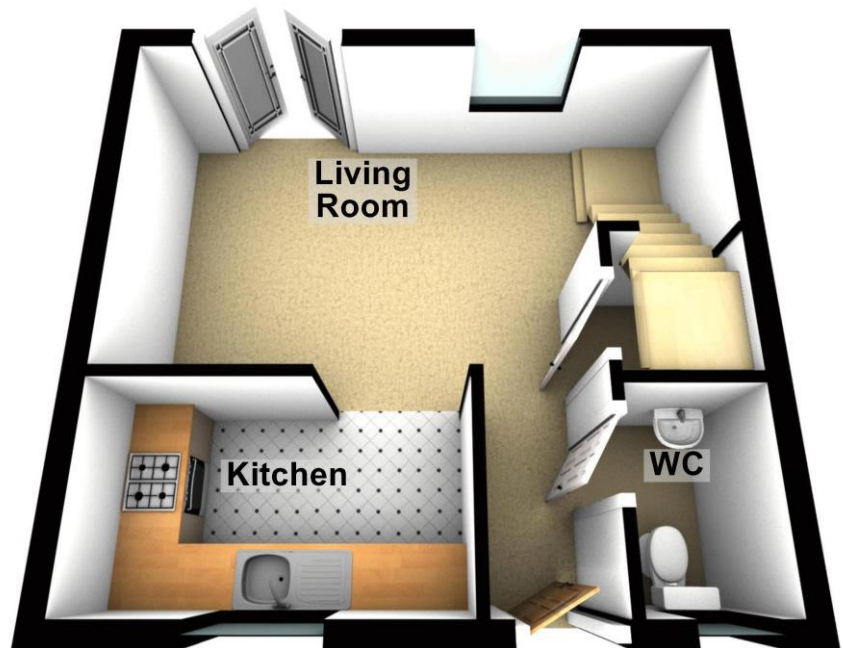
### Kitchen

10' 0" x 5' 9" (3.05m x 1.75m)

### W.C

### Bedroom 1

14' 2" x 8' 1" (4.31m x 2.46m)



## First Floor

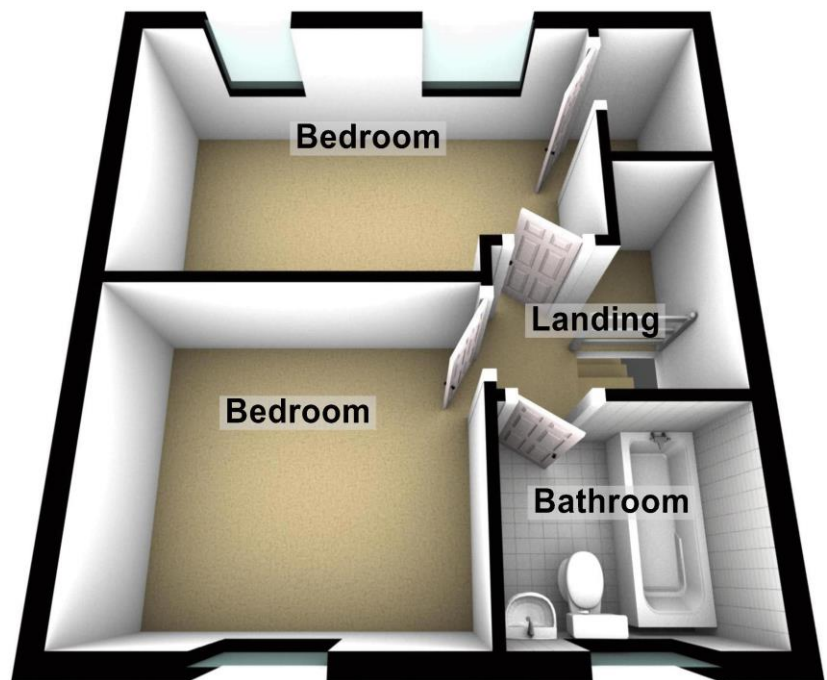
### Bedroom 2

10' 6" x 9' 0" (3.20m x 2.74m)

### Family Bathroom

5' 9" x 5' 9" (1.75m x 1.75m)

### Car Port



**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Energy Performance Certificate

10 Kings Drive,  
Barnet,  
Middlesex,  
UK SN1 1AA

Date of assessment: 12 June 2018  
Assessor: [Name]  
Reference number: 10 Kings Drive (2018-001)

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Barnet,  
Middlesex,  
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For further information on this certificate, please visit: [www.epc-uk.com](http://www.epc-uk.com)

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Energy Efficiency Rating			Energy Efficiency Rating		
Current Rating	Potential Rating	Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home	Current Rating	Potential Rating	Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home
A	A	10 Kings Drive	A	A	10 Kings Drive
B	B	10 Kings Drive	B	B	10 Kings Drive
C	C	10 Kings Drive	C	C	10 Kings Drive
D	D	10 Kings Drive	D	D	10 Kings Drive
E	E	10 Kings Drive	E	E	10 Kings Drive
F	F	10 Kings Drive	F	F	10 Kings Drive
G	G	10 Kings Drive	G	G	10 Kings Drive
H	H	10 Kings Drive	H	H	10 Kings Drive
I	I	10 Kings Drive	I	I	10 Kings Drive
J	J	10 Kings Drive	J	J	10 Kings Drive
K	K	10 Kings Drive	K	K	10 Kings Drive
L	L	10 Kings Drive	L	L	10 Kings Drive
M	M	10 Kings Drive	M	M	10 Kings Drive
N	N	10 Kings Drive	N	N	10 Kings Drive
O	O	10 Kings Drive	O	O	10 Kings Drive
P	P	10 Kings Drive	P	P	10 Kings Drive
Q	Q	10 Kings Drive	Q	Q	10 Kings Drive
R	R	10 Kings Drive	R	R	10 Kings Drive
S	S	10 Kings Drive	S	S	10 Kings Drive
T	T	10 Kings Drive	T	T	10 Kings Drive
U	U	10 Kings Drive	U	U	10 Kings Drive
V	V	10 Kings Drive	V	V	10 Kings Drive
W	W	10 Kings Drive	W	W	10 Kings Drive
X	X	10 Kings Drive	X	X	10 Kings Drive
Y	Y	10 Kings Drive	Y	Y	10 Kings Drive
Z	Z	10 Kings Drive	Z	Z	10 Kings Drive

## England & Wales

The Energy Efficiency Rating (EER) is a measure of the energy efficiency of a building. It is based on the building's energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs. The EER is calculated using the following formula:

$EER = \frac{Energy\ use + CO_2\ emissions + Fuel\ costs}{Total\ energy\ use}$

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The Energy Performance Certificate (EPC) is a document that provides information about the energy efficiency of a building. It is based on the building's energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs. The EPC is calculated using the following formula:



**Mortgage  
Advice Bureau**

Working with



**Working with Citysales Mortgage  
Advice Bureau is one of the UK's  
largest expert mortgage brokers**

### **Our benefits to you:**

- Access to 1000s of mortgages to get you the most suitable deal
- Choice of over 90 UK lenders
- Protection for you, should the unexpected happen

### **Our expert financial advisers will:**

- Help you through the process step-by-step
- Work out how much you can borrow
- Advise on how much it will cost
- Advise on how much protection you may need
- Do all the paperwork - you won't need to worry about a thing!

Ritchie Nash is the in-house Mortgage Adviser at Citysales and has 20 years experience in financial services. He has an in-depth knowledge of the mortgage market and can guide you through your property purchase or remortgage from start to finish. As an expert adviser, he has access to over 11,000 mortgage deals ensuring you get the right mortgage to suit your needs.



**Call: Ritchie Nash on 01752 21 1111 or 07881 821 216**

**Email: [ritchie.nash@mab.org.uk](mailto:ritchie.nash@mab.org.uk)**

**Visit: [www.mortgageadvicebureau.com/citysales](http://www.mortgageadvicebureau.com/citysales)**

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Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances and loan amount. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.