



4 Dor Priweythor, Nansledan, Newquay, Cornwall, TR8 4FY

AN EXCITING AND RARE OPPORTUNITY TO BUY A SHARED OWNERSHIP THREE-BEDROOM SEMI-DETACHED HOUSE AT NANSLEDAN. WITH SPACIOUS AND IMMACULATE ACCOMMODATION INCLUDING 24FT OPEN PLAN LOUNGE/DINER, UPGRADED KITCHEN, SOUTH FACING GARDENS AND OFF-STREET PARKING.

£140,000
Leasehold

our ref: CNN10925

KEY FEATURES



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- IMMACULATELY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME
- SOUGHT-AFTER DUCHY OF CORNWALL NANSLEDAN LOCATION
- SUN-TRAP SOUTH-FACING LANDSCAPED REAR GARDEN
- SPACIOUS 24FT DUAL-ASPECT LOUNGE/DINER
- UPGRADED KITCHEN WITH INTEGRATED APPLIANCES
- TWO KING-SIZE BEDROOMS PLUS LARGE SINGLE
- PRIVATE OFF-STREET PARKING WITH GATED ACCESS
- FULL FIBRE BROADBAND AND GAS CENTRAL HEATING
- SHARED OWNERSHIP WITH STAIRCASING TO 100%
- LOCAL CONNECTION AND AFFORDABILITY CRITERIA APPLY



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Energy rating (EPC) **B**

Council tax band: **D**

SUMMARY

4 Dor Priweythor, Nansledan – Shared Ownership Opportunity

An exciting and rare opportunity to purchase one of the highly sought-after affordable homes within the prestigious Duchy of Cornwall's Nansledan development. This immaculately presented and deceptively spacious three-bedroom semi-detached house is offered on a shared ownership basis through LiveWest, with the option to purchase a 40% share (with potential staircasing to 100%).

Set in a prime position within the development, the home benefits from a suntrap south-facing garden, private off-street parking, and a stylish interior enhanced by the current owners.

Upon entering, you are welcomed by a generous entrance hallway with under-stairs storage and a convenient ground floor WC. The heart of the home is a spacious 24ft dual-aspect lounge/diner, featuring patio doors that open directly onto the landscaped rear garden. The lounge/diner flows semi-open plan into a beautifully upgraded kitchen, boasting a sleek range of two-tone grey cabinetry and integrated appliances.



Upstairs, the property offers three well-proportioned bedrooms, including two generous king-size rooms and a spacious single bedroom. The family bathroom is fitted with a modern white suite and a shower over the bath.

Further features include gas-fired central heating, double-glazed windows, and full fibre broadband connectivity. The low-maintenance rear garden has been thoughtfully landscaped to include a large patio, raised planters, and a sun-drenched decked area. A rear gate provides direct access to the property's allocated off-street parking space.

Ownership Details: Price reflects a 40% share Monthly rent on the remaining 60%: £395.94 Monthly service charge and buildings insurance: £47.37 Staircasing option to full ownership available

Eligibility Requirements: Buyers must meet local connection and affordability criteria. For full details, eligibility checks, and to arrange a viewing, please contact the sole agents, Newquay Property Centre.

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THE LEASE:

Length of Lease: 125 years

Lease Start Date: 1st November 2017

Ground rent: N/A

Service charge & Info: £47.37 PCM including Buildings Insurance

Freeholder: Live West

Management Company: Live West

Residential letting: No (conditions apply)

Holiday letting: No

Pets: Yes

Any other relevant lease info: Shared ownership (read details)

ADDITIONAL INFO

Tenure: Leasehold

Utilities: All Mains Services

Broadband: FTTP. For Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Allocated Space x 1

Heating and hot water: Gas Central Heating for both

Covenants: Duchy Code

Accessibility: Level access

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hallway

15' 4" x 8' 2" (4.67m x 2.49m) max incl stairs & cupboard

Ground Floor WC

6' 6" x 3' 6" (1.98m x 1.07m)

Open Plan Lounge/Diner

24' 4" x 11' 0" (7.41m x 3.35m)

Kitchen

8' 7" x 8' 2" (2.61m x 2.49m)

First Floor Landing

11' 4" x 10' 5" (3.45m x 3.17m) max incl stairs & cupboard

Bedroom 1

13' 2" x 11' 7" (4.01m x 3.53m) max

Bedroom 2

11' 0" x 10' 8" (3.35m x 3.25m)

Bedroom 3

8' 8" x 8' 2" (2.64m x 2.49m) max

Bathroom

7' 8" x 6' 6" (2.34m x 1.98m)



LIKE TO KNOW MORE?

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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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