



3 Feeding Field Close, Hayle,
Cornwall, TR27 4FH

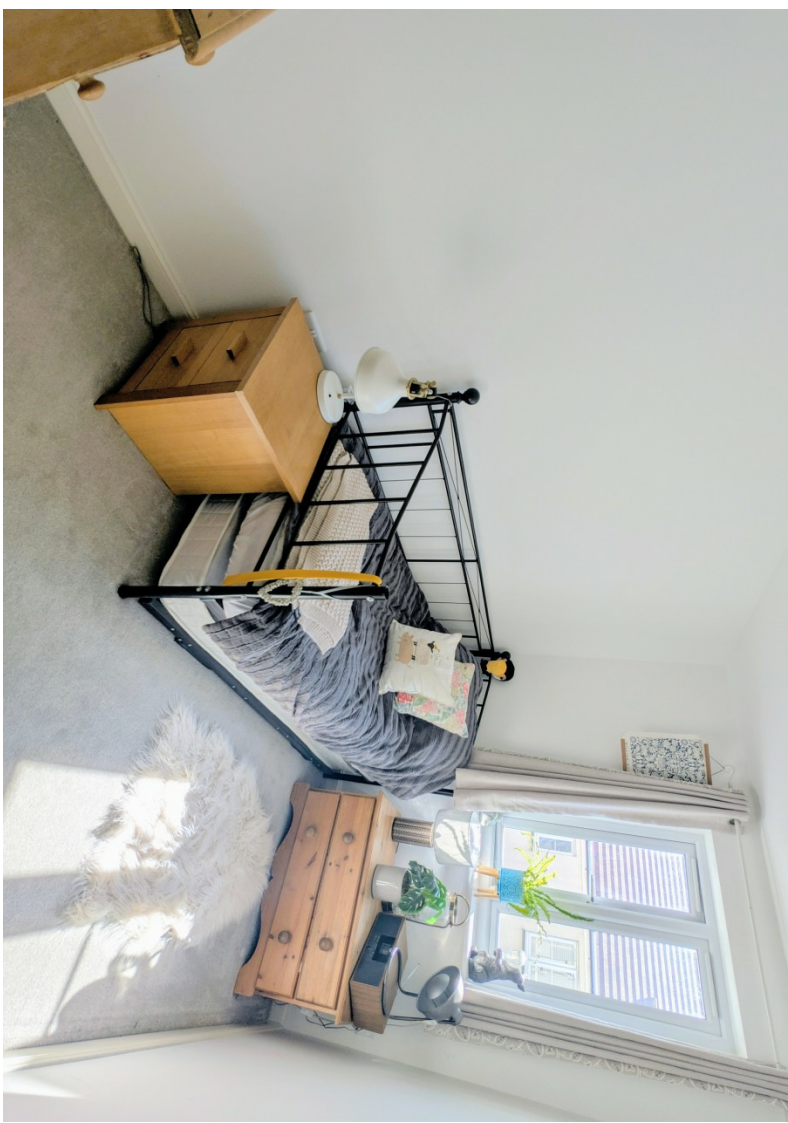


Marshall's

ESTATE AGENTS







3 FEEDING FIELD CLOSE, HAYLE, CORNWALL, TR27 4FH

FIXED PRICE £92,500 SHARED OWNERSHIP

*** OPEN MARKET VALUE £185,000, 50% PURCHASE PRICE £92,500 ***

*** FIRST FLOOR APARTMENT * TWO BEDROOMS ***

*** OPEN PLAN LIVING / KITCHEN / DINING ROOM ***

*** BATHROOM * ALLOCATED PARKING SPACE * ENTRY PHONE SYSTEM ***

*** BUYING CRITERIA APPLIES * COUNCIL TAX BAND = A * EPC = B ***

*** APPROXIMATELY 62 SQUARE METRES ***

Situated on the edge of the Copperhouse area within Hayle is this nicely presented 2 bedroom apartment offered for sale on a 50% shared ownership basis. The property is situated on the first floor of a purpose built block of apartments and comprises a generous size open plan living/kitchen/dining room, two bedrooms and a family bathroom. Externally the property benefits from its own parking space. Due to the popularity of properties within the area, we would highly recommend an early appointment to view.

DOOR TO:

COMMUNAL ENTRANCE HALL: Stairs rising to first floor, door into the apartment.

HALLWAY: Large built in storage cupboard, entry phone system.

OPEN PLAN LIVING / KITCHEN / DINING ROOM: 22' 7" x 12' 4" (6.88m x 3.76m)

LIVING / DINING AREA: Two double glazed windows to the front, two radiators.

KITCHEN AREA: Range of built in wall and base units, built in electric oven and gas hob with extractor hood over, space and plumbing for washing machine, stainless steel one and a half bowl sink unit with mixer tap and drainer, cupboard housing wall mounted combi boiler, double glazed window to the rear.

BEDROOM ONE: 12' 0" x 9' 10" (3.66m x 3.00m) Double glazed window to the front, radiator.

BEDROOM TWO: 12' 0" x 6' 9" (3.66m x 2.06m) Double glazed window to the front, radiator.

BATHROOM: Panelled bath with mains shower over and glazed screen, pedestal wash hand basin, low level w.c., extractor fan, radiator.

OUTSIDE: To the rear of the building there is an allocated parking space for one vehicle.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property. We checked the phone signal with EE which was good.

LEASE: Remainder of 125 year lease setup in September 2021.

CHARGES FOR 2025: Monthly Service Charge £39.12 Monthly Rental £273.60 Monthly Lease Management Fee £26.30

SHARED OWNERSHIP: The property is available on a leasehold shared ownership basis, the open market value is £185,000 and the ownership of this property is 50% making the purchase price £92,500. Buying criteria as follows:

Buyers must be at least 18 years old

Buyers must have a total household income under £80,000

Buyers must meet the Homes England affordability and sustainability assessments (see the Homes England calculator guidance for further information)

Buyers are expected to use any savings and assets towards the purchase of their home. Please contact our office for further

details.

Buyers in receipt of benefits are eligible for shared ownership provided they meet the Homes England affordability assessment (not all benefits are eligible)

Self-employed buyers must be able to provide 2-years evidence of their income

Shared owners must be first time buyers or do not own another property in the UK or any other country or have a memorandum of sale for their existing property.

Buyers must have good credit history. Please contact our office for further details.

Buyers must have a minimum 5% deposit towards the share they are purchasing.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in an easterly direction turning right before the Copperhouse Inn. Proceed under the viaduct turning right into Chins Field Close then the first left into Feeding Field Close whereby the property can be found immediately on your left hand side.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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