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**Chins Field Close,
Hayle**

**£138,000
Leasehold**





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Property Introduction

This shared ownership house makes an ideal first time buy. There is an open plan living arrangement on the ground floor with a cloakroom and to the first floor are two bedrooms and the modern family bathroom.

The property is fully double glazed and warmed via gas central heating to radiators.

To the rear of the property there is a private parking space. Must be viewed to be fully appreciated.

Why not book your viewing today?

Please see Agent's Notes for criteria for purchase.

Location

The property is situated on the eastern edge of Hayle which is a popular town boasting three miles of golden sands and impressive sand dunes. Copperhouse has a range of shops, restaurants, cafes and a convenience store, there is easy access to the A30 trunk road which lies approximately half a mile away and there are primary and secondary schools nearby along with a wide range of independent shops and supermarkets.

St Ives lies approximately four miles distant and is a popular seaside resort with an impressive harbour and is home to The Tate Gallery.

ACCOMMODATION COMPRISES

Panelled front door opening to:-

ENTRANCE PORCH

Radiator. Smoke alarm. Door to:-

CLOAKROOM

Fitted with a white suite comprising close coupled WC and pedestal wash handbasin. Obscure double glazed window to front. Radiator.

OPEN PLAN LIVING ROOM/KITCHEN 15' 9" x 15' 7" (4.80m x 4.75m) L-shaped, maximum measurements

The living room has a double glazed window to rear, three radiators, space for dining table and an understairs storage cupboard. The kitchen is fitted with a matching range of white wall and base cupboards with roll edge worksurfaces over incorporating a one and a half bowl stainless steel sink unit with mixer tap over. Built-in stainless steel electric oven with four burner gas hob inset to work surface. Space for fridge/freezer. Space and plumbing for washing machine. Double glazed window to rear. From living area, dogleg stairs to:-

FIRST FLOOR LANDING

Smoke alarm. Doors off to:-

BEDROOM ONE 9' 3" x 8' 8" (2.82m x 2.64m) maximum measurements, irregular shape

Double glazed window to front. Radiator. Built-in shelved storage cupboard.

BEDROOM TWO 10' 3" x 6' 8" (3.12m x 2.03m) plus door recess

Double glazed window to front. Radiator.

BATHROOM

Fitted with a modern white suite comprising panelled bath with mains fed shower and glazed screen over, close coupled WC and pedestal wash hand basin. Obscure double glazed window to rear. Complementary wall tiling. Radiator.

SERVICES

Mains electricity, mains water, mains drainage and mains gas.

LEASEHOLD INFORMATION

The property is being sold with the remainder of a 125 year lease which commenced in 2018. The service charge is currently £22.60 per calendar month and reviewed annually. The rent for the property equates to £262.50 per calendar month and is payable to Heylo Housing Ltd.

AGENT'S NOTES

The Council Tax band for the property is band 'B'.

The property is available on a leasehold shared ownership basis, the open market value is £230,000 and the ownership of this property is 60% making the purchase price £138,000.

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 online). Buyers are expected to use any savings and assets towards the purchase of their home. 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. Buyers must have a minimum 5% deposit towards the share they are purchasing. Buyers will need to submit an application form to Heylo Housing.

DIRECTIONS

From Bodriggy surgery continue east along Queensway and then turn right on to Humphry Davy Lane. Turn left into Baileys Meadow and then take the second left turning into Longcroft Road. Take the next left into Chins Field Road and the property will be seen down the pathway on the right hand side. If using What3words flinches.fight.bashed

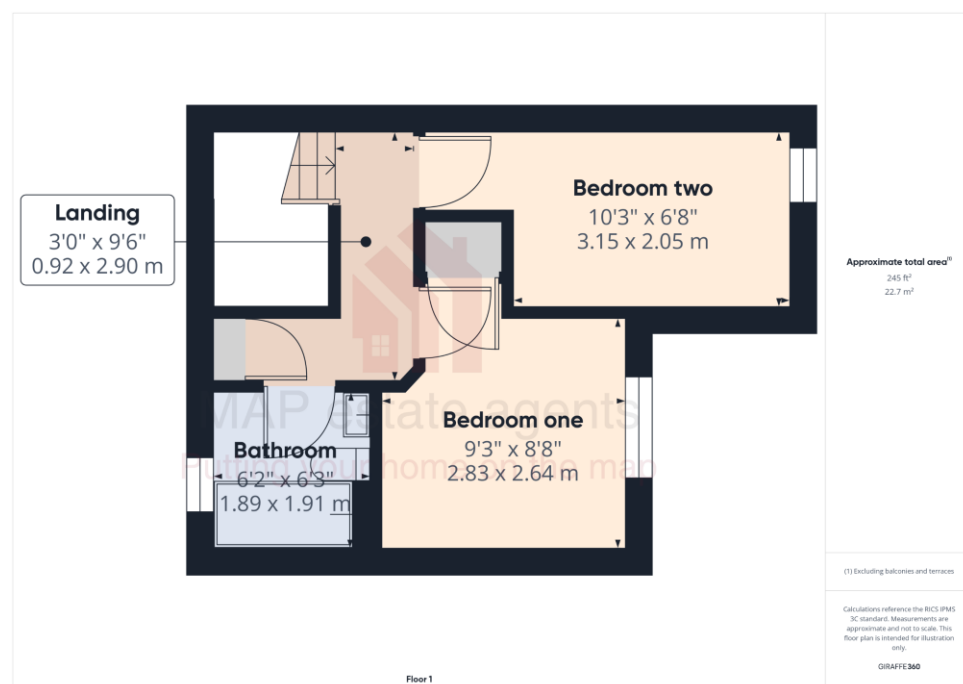
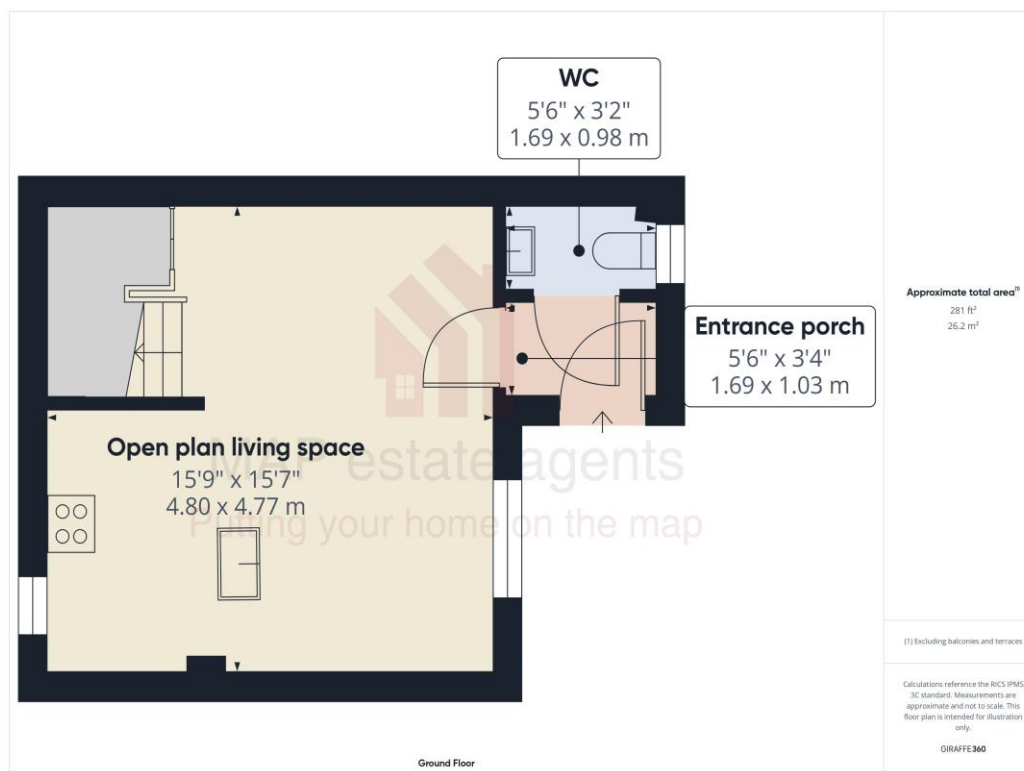


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Shared ownership property
- Open plan living arrangement
- Two bedrooms
- First floor bathroom
- Ground floor cloakroom
- Good decorative order
- Ideal first time buyer
- Parking space to rear



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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