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33 Tremellyn Road, Mitchell TR8 5FZ

£297,500

*****FOUR BEDROOM DETACHED 70% SHARED OWNERSHIP HOUSE IN MITCHELL ****

A RARE OPPORTUNITY TO PURCHASE A SHARED OWNERSHIP FOUR BEDROOM HOUSE WITH A GARAGE, PARKING AND SOUTHERLY FACING GARDEN IN THIS HIGHLY DESIRABLE NEWLY BUILT DEVELOPMENT WITHIN MITCHELL

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- 70% SHARED OWNERSHIP HOUSE
- FOUR DOUBLE BEDROOMS, ONE EN SUITE
- STUDY AND GROUND FLOOR CLOAKROOM
- GARAGE AND DRIVEWAY
- SOUTHERLY FACING GARDEN
- AIR SOURCE HEATING
- LOCATED IN A QUAIN AND CONVENIENTLY LOCATED VILLAGE
- STILL 8 YEARS REMAINING ON THE NHBC WARRANTY
- IMMACULATELY PRESENTED THROUGHOUT

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DESCRIPTION:

This four bedroom detached family home is located in the mid-Cornwall village of Mitchell. Mitchell is one of Cornwall's oldest villages and is conveniently positioned close to the A30 with easy access to both coasts and the larger towns of Truro, Newquay, Bodmin and St Austell. The Plume of Feathers pub is a 16th century pub that sits in the middle of the village offering hearty delicious food in family friendly surroundings. The nearest shop is in the nearby village of St Newlyn East where there is a Primary School. Children would naturally travel to Newquay for secondary education.

Shared ownership properties are intended to provide accommodation for people in housing need, for first time buyers or for those who wish to get onto the property ladder and the criteria for applicants are as follows:-

1. The buyer is in need of accommodation.
2. The buyer's income is sufficient to purchase the property and is adequate to meet its future outgoings.
3. The buyer must not own another property
4. The buyer must meet the local connection requirement, see below:

LOCAL AREA CONNECTION CRITERIA APPLIES TO THIS PROPERTY:

Any potential buyers will need to demonstrate a connection to the local area. In the first instance they will need to show a connection to the Parishes of St Newlyn East, Ladock, St Erme, St Allen, Peranzabuloe, Cubert, Colin and St Enoder.

- Currently resident in the area and has been for the last year
- Permanent, full time employment in the area
- Close family currently living in the area and have been for 5 or more years (Mother, Father, Daughter, Son, Sister, Brother.)
- Formerly permanently resident for a continuous period of atleast 5 years
- You can buy up to 80% of your home at which point the freehold will be transferred to you

COSTS AND RENTAL PAYMENTS

The share purchase price is calculated using the full market value and the percentage share purchased.

Based on a 70% share, the share purchase price will be £297,500 and the rent will be £302.00 a month including the service charge and buildings insurance.

THE PROPERTY

This property is presented to the highest standard with a spacious welcoming hallway with a useful cloakroom and a study. The lounge at the front has a box bay window and is beautifully decorated with the added benefit of 'on-trend' panelling and double doors opening into the kitchen diner. At the rear, the kitchen diner is incredibly spacious with a fully integrated appliance pack and doors opening into the rear garden.

All four bedrooms can be found on the first floor, they are all doubles with the main bedroom offering a gorgeous en suite shower room. The family bathroom is immaculate with luxury tiling and a bath with a shower over.

Externally, there's driveway parking and a single garage at the front and at the rear, the garden is southerly facing, fully enclosed and private with a patio area and a lawned area.

There's an air source heat pump and upvc double glazing. Within Tremellyn Road there's a communal green area with picnic benches ideal for family get togethers in the sunshine.

In summary, this is a rare and fabulous opportunity to own a detached four bedroom shared ownership home in the quaint village of Mitchell.

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Hallway
4.67m x 2.24m (15'4 x 7'4)

Study
2.69m x 1.80m (8'10 x 5'11)

Cloakroom
1.80m x 1.19m (5'11 x 3'11)

Kitchen Diner
7.59m x 4.19m (24'11 x 13'9)

Lounge
4.80m x 3.30m (15'9 x 10'10)

Bedroom 1
3.91m x 3.51m (12'10 x 11'6)

En Suite
2.21m x 1.50m (7'3 x 4'11)

Bedroom 2
3.81m x 3.40m (12'6 x 11'2)

Bedroom 3
3.71m x 3.20m (12'2 x 10'6)

Bedroom 4
3.61m x 2.69m (11'10 x 8'10)

Bathroom
2.31m x 2.01m (7'7 x 6'7)

Garage
5.79m x 2.92m (19'0 x 9'7)

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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A	82	100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(02-10) A		
(11-20) B			
(21-30) C			
(31-40) D			
(41-50) E			
(51-60) F			
(61-70) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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