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MOMOVE NEWQUAY

33 Tremellyn Road, Mitchell TR8 5FZ

£280,000

***FOUR BEDROOM DETACHED 70% SHARED OWNERSHIP HOUSE IN MITCHELL - NOW AVAILABLE TO ANY BUYER IN ENGLAND, LOCAL AREA CONNECTION NO LONGER APPLIES**
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
- LOCAL AREA CONNECTION NO LONGER APPLIES
- STUDY AND GROUND FLOOR CLOAKROOM
- GARAGE AND DRIVEWAY
- SOUTHERLY FACING GARDEN
- AIR SOURCE HEATING
- LOCATED IN A QUAINT AND CONVENIENTLY LOCATED VILLAGE
- STILL 8 YEARS REMAINING ON THE NHBC WARRANTY
- IMMACULATELY PRESENTED THROUGHOUT
- FOUR DOUBLE BEDROOMS, ONE EN SUITE

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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 NO LONGER APPLIES TO THIS PROPERTY:

- 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 £280,000 and the rent will be £302 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. Thew 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.

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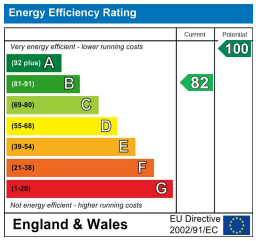
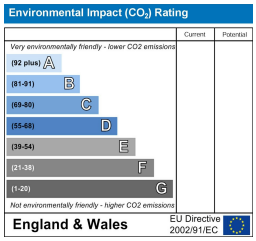
FLOORPLAN:





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