

"Estate Agency is evolving...evolve with us"



## 19 Carland View, St. Newlyn East TR8 5FF

**£120,000**

A RARE OPPORTUNITY TO PURCHASE A THREE BEDROOM 40% SHARED OWNERSHIP PROPERTY IN THE QUIANT VILLAGE OF ST NEWLYN EAST. THIS PROPERTY IS PRESENTED TO A GREAT STANDARD INSIDE AND OUT WITH ALLOCATED PARKING AND A NEAT MATURE GARDEN.

**PROPERTY TYPE:** House - End Terrace

**RECEPTIONS:** 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

### FEATURES:

- 40% SHARED OWNERSHIP THREE BEDROOM HOUSE
- PLENTY OF STORAGE
- GORGEOUS, MATURE GARDEN
- ALLOCATED PARKING
- IMMACULATELY PRESENTED THROUGHOUT
- IDYLIC VILLAGE LOCATION
- PERFECT FOR FIRST TIME BUYERS
- STAIRCASE UP TO 100%

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## DESCRIPTION:

Welcome to Number Nineteen Carland View a modern three bedroom shared ownership house located within the quaint village of St Newlyn East and only 15 minutes drive from Newquay, it is within easy reach of the Primary School. St Newlyn East has a locally renowned butchers, a local shop, a Primary School and a family friendly pub whilst the highly sought after coastal town of Newquay is just 6 miles away and has recently been named as one of the UK's most desirable places to live and it's not difficult to see why!...Hugged by miles of sandy beaches offering world class waves, family friendly rock pools and calm water for paddle boarding there is something for everyone to enjoy!

The vibrant town of Newquay offers an array of cafes, restaurants and bars with a good range of shops. The closer villages of Crantock and Cubert have a more relaxed feel with good day to day amenities and some of the most beautiful coastline and countryside on the north coast.

Step into this well-presented home via a neat entrance hallway, which features stairs to the first floor and leads directly into the spacious lounge. With a front-facing window and a handy understairs storage cupboard, the lounge offers ample space for the whole family to relax at the end of the day. To the rear, the bright and airy kitchen is a fantastic size and easily accommodates a dining table. It boasts a good range of cream units, with space for a dishwasher, washing machine, and fridge freezer. An integrated oven and electric hob are also included. Off from the kitchen, there's a useful cloakroom.

Upstairs, the property offers three well-proportioned bedrooms—two generous doubles, one with an ensuite shower room and a single—ideal for families or those needing a home study. The bathroom is located off the landing and includes a bath with an electric shower over. A useful airing cupboard houses the water tank and there's also a useful additional storage cupboard.

This home benefits from modern electric heating powered by an efficient air source heat pump and double-glazed windows throughout. Outside, the rear garden features a lawn and patio area, with useful side access. The garden is a real highlight with a patio, lawned area and a gorgeous array of planted borders. At the front, you will find allocated parking and there are visitor spaces and on street parking close by.

Share price: 40% share £120,000

Full price: £300,000

Monthly rent: £438.03

Monthly service charge: £32.59

monthly rent and service charge subject to annual review

You can staircase up to 100%

There are 89 years remaining on the lease.

This property is available to any buyer who meets the affordability criteria (not just those with a local area connection) due to the length of time the property has been marketing with Ocean Housing previously.

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Hallway  
2.44m x 1.57m (8'0 x 5'2)

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Lounge  
4.65m x 3.78m (15'3 x 12'5)

.

Kitchen Diner  
4.93m x 3.81m (16'2 x 12'6)

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Bedroom 1  
3.78m x 2.64m (12'5 x 8'8)

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En Suite  
1.93m x 0.97m (6'4 x 3'2)

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Bedroom 2  
3.58m x 2.64m (11'9 x 8'8)

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Bedroom 3  
2.51m x 2.13m (8'3 x 7'0)

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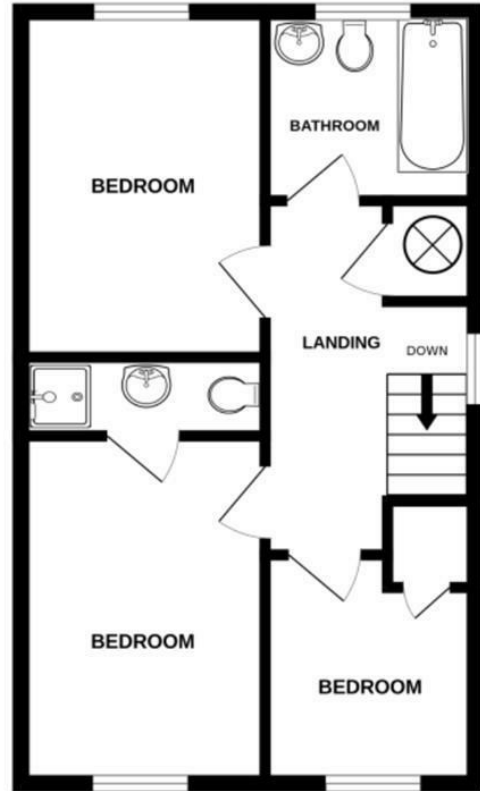
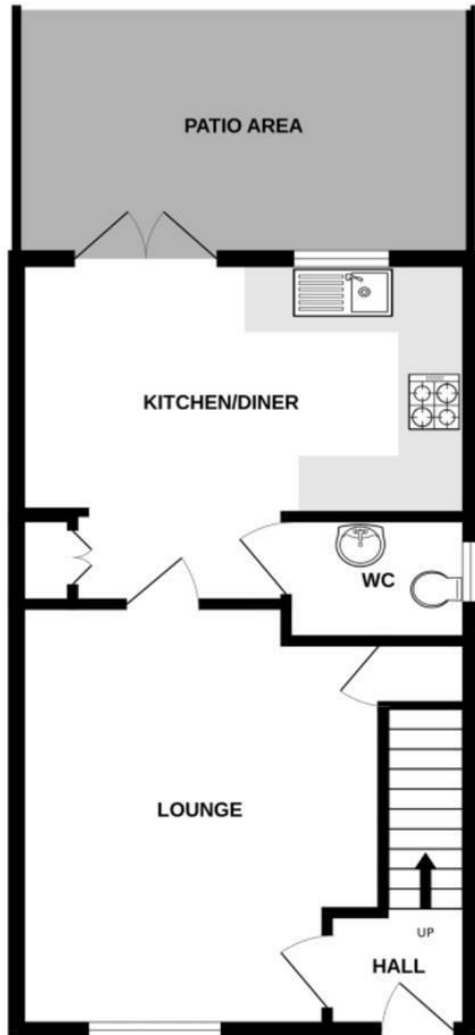
Bathroom  
2.16m x 1.70m (7'1 x 5'7)

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**FLOORPLAN:**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-101) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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