



Bugle Way

Bodmin

PL31 1FS

60% Shared ownership  
£141,000



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 882.64 sq ft



## Summary

This is a 3 bed end terraced house, Located in the popular town of Bodmin. The property benefits from 3 bedrooms, enclosed garden & allocated parking.

### PROPERTY DESCRIPTION

This is a 3 bed end terraced house, Located in the popular town of Bodmin. The property benefits from 3 bedrooms, enclosed garden & allocated parking.

### LOCATION

Bugle Way is situated in the town of Bodmin which is growing in popularity and has plenty of local amenities and facilities including major supermarkets, shops and town centre all nearby, it has good access links to the A30 and A38 and local buses run frequently. Bodmin Moor is also only a short drive away.

### SHARED EXAMPLE

Share price: 60% share £141,000

Full price: £235,000

\*Monthly rent: £221.86

\*Monthly service charge: £47.87

\*monthly rent and service charge subject to annual review

\*Staircasing up to 100%

### ACCOMMODATION

Accommodation Offers

Lounge

Kitchen/Dining Room

Downstairs W/C

First Floor

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

Exterior

Garden

Allocated Parking

### SECTION 106 RESTRICTION

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of Bodmin Town and a full financial assessment to ensure that the property is affordable and sustainable for you. Our financial assessments are carried out by The Mortgage People

(TMP). For more information on TMP please visit their website at [tmpmortgages.co.uk](https://tmpmortgages.co.uk).

The local connection requirement may not apply if you are a serving or previously serving member of the regular armed forces or qualifying under any other clause of the Allocation of Housing (qualification criteria for armed forces) (England) regulations 2012.

If you wish to submit an application, please contact TMP in the first instance to carry out a full financial assessment to establish affordability. <https://tmpmortgages.co.uk/>  
Properties are allocated on a first come first serve basis subject to demonstrating affordability.

### TENURE

This property is leasehold and has 92 years remaining on its lease.

### AGENTS NOTE

A floorplan has been ordered and will be uploaded to the advert upon receipt.

### MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Shared Ownership

Lease length: 99 years remaining (92 years from 2018)

Service charge: £47.87 pm

Shared ownership - ownership percentage: 60%

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: B

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)



Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good

Parking: Off Street and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

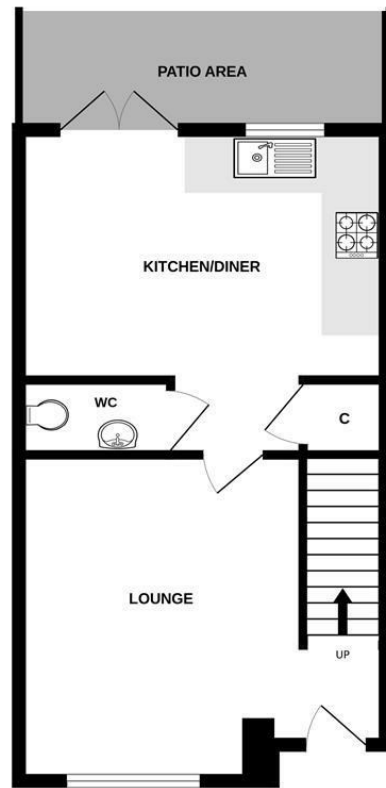
Non-coal mining area: No

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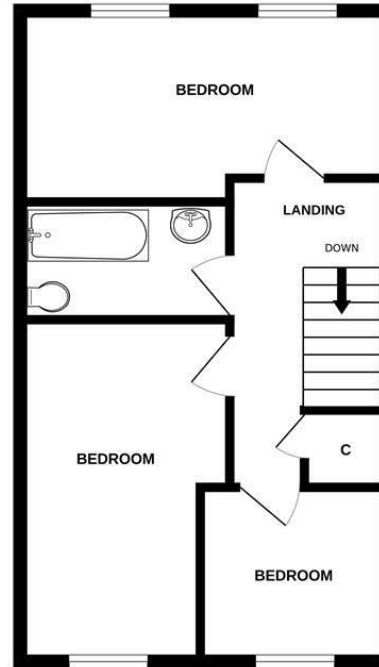
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>95</b> |
| (81-91) <b>B</b>                            | <b>83</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<br>EU Directive 2002/91/EC  |           |           |

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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