



Kew Vara

Bodmin

PL31 1FT

Fixed Asking Price  
£81,375

- 35% SHARED OWNERSHIP
- SECTION 106 RESTRICTIONS APPLY
- ALLOCATED PARKING
- STAIRCASING UP TO 100%
- 989 YEARS REMAINING ON THE LEASE
- COUNCIL TAX BAND B
- TWO BEDROOM SEMI DETACHED HOUSE
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Leasehold

Council Tax Band - B

Floor Area - 807.29 sq ft



### Property Description

This is a 2 bed semi detached house, Located in the popular town of Bodmin. The property benefits from 2 bedrooms, enclosed garden & allocated parking.

### Location

Kew Vara is a new estate situated in the popular town of Bodmin, there are plenty of local amenities and facilities nearby including major supermarkets, shops and town centre, 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 ownership and section 106 requirements

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of Bodmin Town or County of Cornwall 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.

### The accommodation comprises

Ground Floor- Lounge, Kitchen/dining room, W/C

First Floor- Bedroom 1, Bedroom 2, Family bathroom

Exterior - Garden, Allocated parking.

### Share example

Share price: 35% share £81,375

Full price: £232,500

\*Monthly rent: £351.52

\*Monthly service charge: £20.32

\*monthly rent and service charge subject to annual review

\*Staircasing up to 100%

### Tenure

This property is leasehold with 989 years remaining.

### Material information

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 989 years remaining (989 years from 2024)

Shared ownership - ownership percentage: 35%

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: Not known

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: None

Building safety issues: No

Restrictions - Listed Building: England

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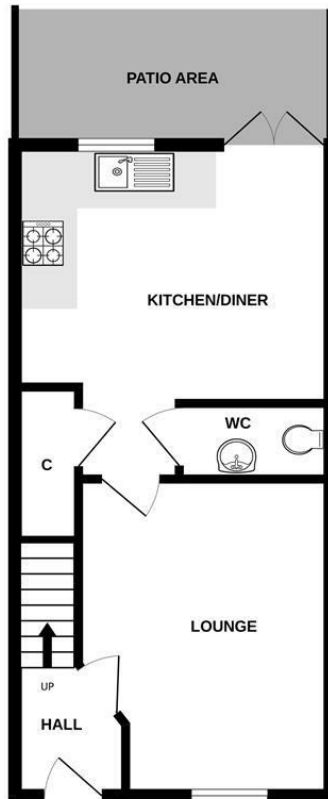
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Register your interest

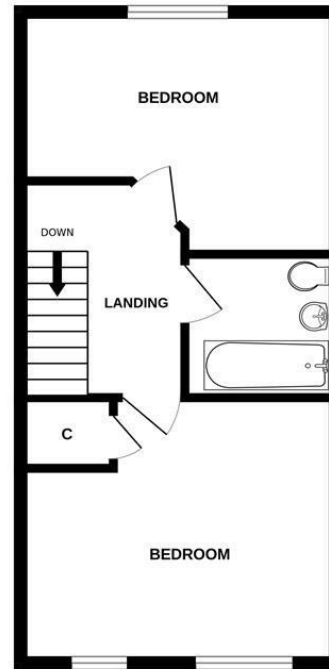
To find out more contact the Ocean Home Ownership team at [sales@oceanhousing.com](mailto:sales@oceanhousing.com)



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>96</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>	<b>83</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
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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