



Trebarvah Road  
Constantine  
Falmouth  
TR11 5FX

50% Shared Ownership  
£125,000

- SECONDARY PARISHES NOW ELIGIBLE
- STAIRCASING UP TO 100%
- ENCLOSED REAR GARDEN
- TWO WELL PROPORTIONED BEDROOMS
- CONNECTED TO ALL MAINS SERVICES
  - SINGLE GARAGE
  - ALLOCATED PARKING AVAILABLE
  - PERFECT FIRST HOME
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 731.95 sq ft



#### PROPERTY DESCRIPTION

This is a two bed semi detached house, situated in the village of Constantine, this property benefits from two bedrooms, allocated parking, garage and enclosed rear garden.

#### LOCATION

Situated in Constantine this village benefits from everyday basic amenities, including convenience store, primary school, and pub, the village is a short drive from the towns of Falmouth and Helston which has a wider range of amenities.

#### SHARED OWNERSHIP AND SECTION 106 REQUIREMENTS

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parishes of Constantine, Mabe, Budock, Mawnan, Stithians, Wendron, Gweek, Mawgan in Meneage or St Martin in Meneage 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/>

#### THE ACCOMMODATION COMPRISES

Ground Floor- Kitchen/Diner, Living Room, Cloakroom

First Floor- Bedroom 1, Bedroom 2, Family Bathroom

Outside- Enclosed Rear Garden, Allocated Parking, Single garage

#### SHARE EXAMPLE

Share price: 50% share £125,000

Full price: £250,000

Monthly rent: £284.57

Monthly service charge: £17.21

#### TENURE

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Shared Ownership

Lease length: 119 years remaining (125 years from 2019)

Service charge: £206.52 pa

Shared ownership - ownership percentage: 50%

Property type: House

Property construction: Standard construction

Energy Performance rating: B

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electricity-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Allocated

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: Yes

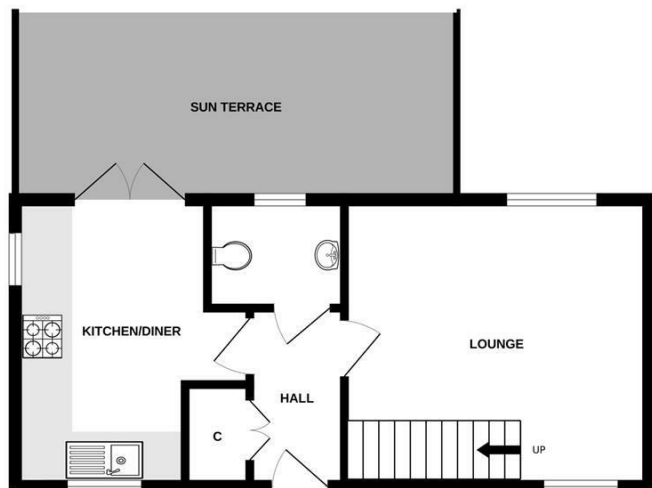
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

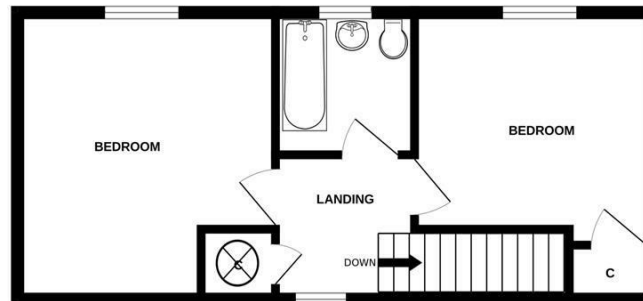




GROUND FLOOR



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>		92
(81-91) <b>B</b>	88	
(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		

## 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

Millerson Estate Agents

5-6 Market Street

St Austell

Cornwall

PL25 4BB

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