

**SECTION 106
Fixed Price
£125,400**



HENDRA HEIGHTS ST DENNIS PL26

SECTION 106 3 BEDROOM HOUSE

A superb opportunity to purchase a 3 bedroom family home in St Dennis under the Section 106 Scheme.

In brief the property comprises:

Entrance Hall, Cloakroom, Kitchen/Diner the ground floor, Lounge to the lower Ground Floor, 2 bedrooms to the first floor and bedroom and bathroom to the second floor. The property also benefits from a garden and 2 allocated parking spaces.

Fixed Price: £125,400

Key Features

Well Presented
Section 106 Property

3 Bedrooms

Kitchen/Diner

Lounge with
French Doors

Rear Garden

2 Allocated Parking
Spaces

Solar Panels

About The Property and Location

48 Hendra Heights is a three bedroom mid-terrace house built around 2017 and is subject to a Section 106 Agreement. The accommodation is split over 4 levels with an enclosed garden to the rear and two allocated parking spaces.

St Dennis is a thriving village offering a good range of amenities including school, church, convenience store, chemist, hairdressers and public house. The village is on a bus route for the north and south coasts, ideal for the beaches and town of Newquay on the north coast and on the south coast the picturesque village of Mevagissey and the historic port of Charlestown. The market town of St Austell is approximately 7 miles and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

uPVC double glazed door into entrance hall with white panel doors to kitchen/diner and cloakroom. Panel radiator. Stairs to the first floor. Steps down with white balustrade to:

Cloakroom

uPVC double glazed window to the front elevation with low level WC and vanity wash hand basin. Vinyl flooring.

Kitchen/Diner

12' 6" x 8' 6" (3.8m x 2.6m)

uPVC double glazed window to the front elevation. Panel radiator to the dining area. Range of wall and base units with worktops over incorporating a stainless steel sink. Cooker with extractor over. Space and plumbing for washing machine. Two ceiling lights.

Lounge

15' 9" x 14' 5" (4.8m x 4.4m) max into recess

An appealing room with uPVC French doors to the patio and garden. Panel radiator.

Half Landing

White panel doors to two bedrooms and stairs with white balustrade.

Bedroom 3

6' 7" x 6' 7" (2.0m x 2.0m)

uPVC double glazed window to the rear with a further velux window. Panel radiator.

Bedroom 2

10' 10" x 8' 10" (3.3m x 2.7m)

uPVC double glazed window to the rear with an additional velux window. Panel radiator.

First Floor

White panel doors to bedroom and bathroom. Airing cupboard with water tank and solar panel pv system.

Bedroom 1

12' 6" x 8' 10" (3.8m x 2.7m)

uPVC double glazed window to the front elevation. Panel radiator.

Bathroom

6' 7" x 6' 3" (2.0m x 1.9m)

uPVC double glazed window to the front elevation. White suite comprising of bath with shower over and shower screen. Built-in vanity unit with low level WC and wash-hand basin. Vinyl flooring. Heated towel rail.

Exterior

The rear garden is enclosed with fencing. There is a patio seating area from the lounge and an area of lawn with path from the patio leading to the end of the garden with a pedestrian gate.

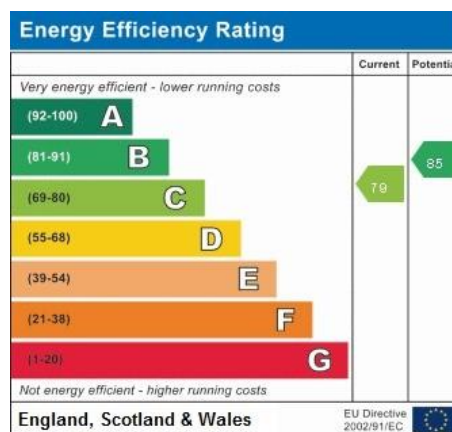
Parking

Two allocated parking spaces.

Section 106 Affordable Home

Tenure	Freehold
Full Value	£190,000
Percentage of Value	66%
Purchase Price	Fixed at £125,400

Additional Information EPC 'C'



Council Tax Band 'B'

Services – Mains Electric, Mains Drainage

Property Age – 2017

Solar Panels - owned

Tenure – Freehold

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.



Entrance Hall



Kitchen/Diner



Lounge



Bedroom 2



Half Landing to Top Floor



Bedroom 1



Bathroom



Garden

Criteria for Purchase of this Section 106 Property

Stage 1 - Eligibility

- Residency/permanent employment of 16+ hours per week for 3+ years
OR
- Former residency of 5+ years
OR
- Close family member (Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5+ years

In addition the purchaser will need to:

- Be in Housing Need – i.e. living with family/renting **and** otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP)
- Have a recent AIP from a S.106 lender
- Have viewed and offered on the property

Stage 2 – Eligibility Form

Further to the above, once the vendor is happy to proceed we will provide you with a Cornwall Council Eligibility Form to enable the Council to verify the details you have provided.

Stage 3 – Sales Process

On confirmation from the Council that you meet the eligibility criteria and the vendor has agreed to proceed, the conveyance process can commence and you will be required to appoint a solicitor.

For Information

Priority will be given to those with a need for a 3 bed property and an Area Local Connection to St. Dennis. Please note that the Section106 contains under occupancy clauses and so immediate consideration would not be given to anyone who would be under occupying by more than 1 bedroom. Consideration for a couple/single occupant would only be considered if no 3 bedroom applications make an offer.

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