



## **WHEAL ROSE BUGLE PL26 8PP**

### **SECTION 106 3 BEDROOM SEMI-DETACHED HOUSE**

A superb opportunity to purchase this well-proportioned 3 bedroom family home in the village of Bugle under the Section 106 Scheme.

In brief the property comprises:

Entrance Hall, Cloakroom, Lounge/Diner, Kitchen/Family Room, 3 Bedrooms and Bathroom. The property also benefits from a garden and parking to the front.

**Fixed Price: £208,000**

### **Key Features**

Section 106 Property

3 Bedrooms

Lounge/Diner

Kitchen/Family Room

Well-Proportioned  
Accommodation

Parking to the Front

Rear Garden

### About The Property and Location

6A Wheal Rose is a three bedroom semi-detached house built around 2019 and is subject to a Section 106 Agreement. The well-proportioned accommodation offers excellent family space with an enclosed garden to the rear and parking to the front.

Bugle is a traditional village offering good day-to-day shopping facilities including a co-op, village store, Methodist church, primary school, hairdressers, take away establishments, village hall, pub and branch railway line. The location provides convenient access to the A30 and is within easy reach of the Eden Project. The market town of St Austell is just four miles distant and offers comprehensive amenities including mainline railway station to London Paddington, Leisure Centre, Library, Cinema, Bowling Alley and a range of public houses.

### ACCOMMODATION COMPRISES:

(All sizes approximate)

#### Entrance Hall

uPVC double glazed entrance door. Turned stairs with white balustrade and understairs storage. White panel doors to cloakroom and cupboard housing the combi-boiler. Part-glazed door to Lounge/diner. Central heating radiator. Wood effect laminate flooring. Inset ceiling spotlights.

#### Cloakroom

uPVC double glazed window. Low level WC and pedestal wash-hand basin. Inset ceiling spotlights. Wood effect laminate flooring.

#### Lounge/Diner

**22' 8" x 12' 2" (6.9m x 3.7m)**

**narrowing to 9' 10" (3.0m) at the dining end**

uPVC double glazed window to the front elevation. uPVC double glazed French doors to the patio area. Two central heating radiators. Wood effect laminate flooring. Inset ceiling spotlights. Double part-glazed doors to:

#### Kitchen/Family Room

**23' 0" x 9' 2" (7.0m x 2.8m) max**

A good size room with uPVC double glazed windows to the rear and side. Inset ceiling spotlights. The kitchen comprises a good range of cream wall, base and drawer units with complementary worktop over with upstand and incorporating a sink and drainer. Built-in appliances include cooker, ceramic hob with stainless steel extractor over, washing machine, microwave, two fridges and a freezer. Wood effect laminate flooring. uPVC double glazed door leading to the garden.

#### First Floor Landing

uPVC double glazed window to the side elevation. White panel doors to bedrooms, bathroom and airing cupboard. Inset ceiling spotlights. Access to the loft.

#### Bedroom 1

**11' 10" x 9' 6" (3.6m x 2.9m)**

uPVC double glazed window to the front elevation. Built-in double wardrobe with sliding doors. Inset ceiling spotlights. Central heating radiator.

#### Bedroom 2

**10' 2" x 9' 6" (3.1m x 2.9m) plus door recess**

uPVC double glazed window to the rear elevation. Built-in double wardrobe with sliding doors. Inset ceiling spotlights. Central heating radiator.

#### Bedroom 3

**8' 10" x 7' 10" (2.7m x 2.4m)**

uPVC double glazed window to the rear elevation. Built-in wardrobe. Inset ceiling spotlights. Central heating radiator.

#### Bathroom

uPVC double glazed window to the front elevation. White suite comprising P-shaped bath with rainfall shower over and glazed screen. Low level WC. Vanity unit with wash-hand basin. Fully-tiled walls. Tiled floor. Heated towel rail. Inset spotlights.

#### Exterior & Parking

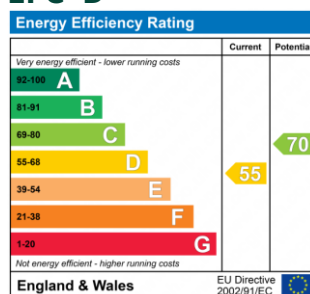
To the front of the property there is parking for the property. A pedestrian gate leads to the rear garden which is laid to lawn with a patio seating area.

### Section 106 Affordable Home

|                     |                   |
|---------------------|-------------------|
| Tenure              | Freehold          |
| Full Value          | £260,000          |
| Percentage of Value | 80%               |
| Purchase Price      | Fixed at £208,000 |

### Additional Information

#### EPC 'D'



#### Council Tax Band 'B'

**Services** – Mains Electric, Mains Drainage, LPG

**What 3 words** - ///battle.universally.gentlemen

**Property Age** - 2019

**Tenure** – Freehold

#### Viewing

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

#### Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.





**Entrance Hall**



**Lounge/Diner**



**Kitchen/Family Room**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**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

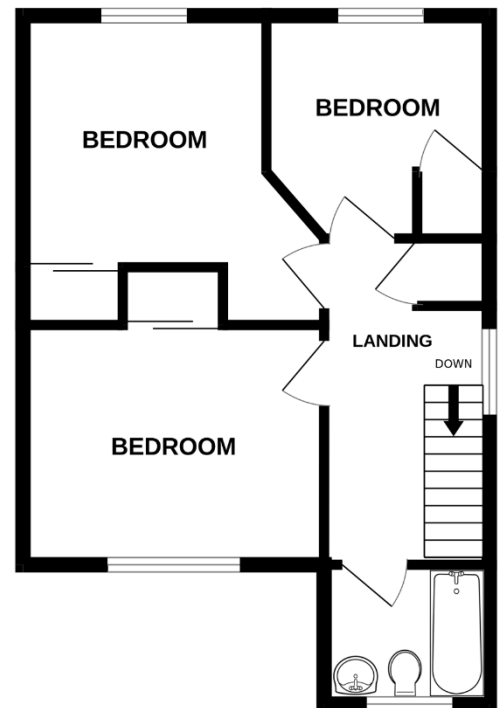
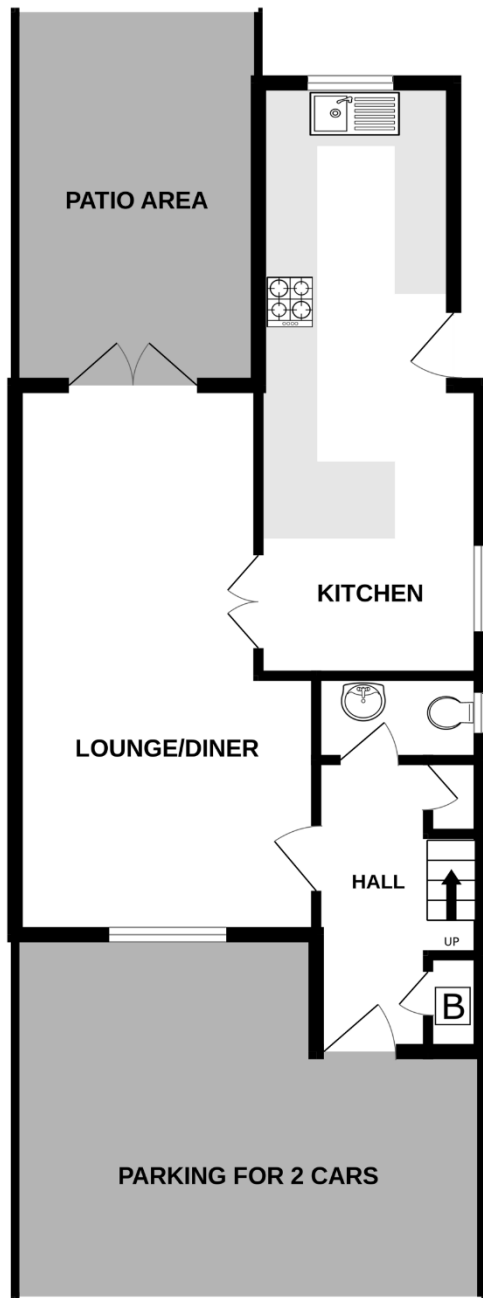
Further to the above, once the vendor is happy to proceed we will provide you with a Cornwall Council Eligibility Form to enable the Council to verify the details you have provided.

### 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 Bugle. Please note that the Section 106 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.



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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