



Willoughby Way

Connor Downs

TR27 5FG

40% Shared ownership
£124,000

- 40% SHARED OWNERSHIP
- THREE BEDROOMS
- DETACHED
- 90 YEAR LEASE REMAINING
- TWO OFF STREET PARKING SPACES
- COUNCIL TAX BAND C
- SECTION 106 RESTRICTION
- STAIRCASING AVAILABLE
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold

Council Tax Band - C

Floor Area - 861.12 sq ft



Property Description

This is a 3 bedroom detached house, Situated in Connor Downs. This property benefits from 3 bedrooms, allocated parking and enclosed fully paved rear garden.

Location

Connor Downs is situated close to the town of Hayle, which has a range of amenities and facilities including shops, cafes, restaurants & supermarkets. The A30 is within easy reach & good transport links.

Section 106 Requirements

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of Gwinear-Gwithian 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.

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.

Properties are allocated on a first come first serve basis subject to meeting the requirements of the s.106 and demonstrating affordability.

The Accommodation Comprises

Ground Floor - Living Room, Kitchen/Diner, Cloakroom
First Floor - Landing, Main Bedroom, Bedroom Two, Bedroom Three, Family Bathroom
Exterior - Enclosed Rear Garden, Allocated Parking

Share Breakdown

Share price: 40% share £124,000
Full price: £310,000
Monthly rent: £390.90
Monthly service charge: £39.51

*monthly rent and service charge subject to annual review

*Staircasing up to 100%

Additional shares available subject to affordability

Material Information

Verified Material

Council tax band: C

Tenure: Leasehold

Lease length: 99 years remaining (90 years from 2016)

Service charge: £193 pa

Shared ownership - ownership percentage: 40%

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Air source heat pump

Broadband: FTTP (Fibre to the Premises)

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

Parking: Allocated 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

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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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.

Enquiries

For all enquires please contact Ocean Housing at sales@oceanhousing.com



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Please Speak to Our Lettings Area
Manager Lizzie Collins
01726 72236

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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