

ROSA WENTON, PROBUS



First Floor

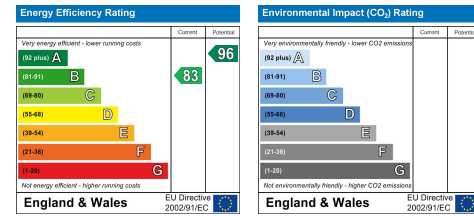
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

- TWO BEDROOM APARTMENT
- OPEN PLAN LIVING ROOM
- BATHROOM
- POPULAR VILLAGE LOCATION
- BEAUTIFULLY PRESENTED
- LOCAL HOUSING
- GARAGE
- PARKING
- ENCLOSED REAR GARDEN
- OVERLOOKING COMMUNAL GREEN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



6 ROSVA WENTON, PROBUS, TRURO, TR2 4FP
LOCAL HOUSING - TWO BEDROOM COACH HOUSE
An affordable home for a local buyer, ideal as a first time home.

Any prospective buyer must meet eligibility criteria.

EPC - B. Freehold. Council Tax - B.

ASKING PRICE £182,000

CONTACT US

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THE PROPERTY

6 Rosva Wenton offers an opportunity to own a property under a Section 106 agreement. This agreement, allows for the marketing of this property at a Council-approved figure of £182,000, representing 70% of its full market value of £260,000. Please note that the sale price cannot exceed £182,000. The ultimate decision on which qualifying person to proceed with rests with the owner, following viewings and offers received. Please note that Cornwall Council only assess one applicant at a time.

Cornwall Council has streamlined the process for dealing with properties such as this. There is no longer a registration or nomination process; instead, Cornwall Council assess proposed buyers directly. Therefore, it's crucial to ensure that any interested parties clearly meet the eligibility criteria. Once a prospective buyer has been identified, we will direct them to complete the Council eligibility form.

The property comprises a first floor flat built above a row of single garages of which one belongs to the property. Whilst of conventional cavity wall construction the front features attractive stone elevations under a concrete tiled roof. Windows are double glazed and there is a comprehensive system of gas fired central heating. A pedestrian door at ground level opens into a small hallway with stairs leading up to the first floor. Here there is a spacious open plan room incorporating sitting and dining areas with a fitted kitchen to one side. An inner lobby provides access to a bathroom and two bedrooms. In total, there is approximately 665 sq ft (almost 62 sq metres) of internal floor area. The single garage on the ground floor has an up and over door with a rear pedestrian door opening to a private enclosed garden mostly laid to lawn. There is a tarmacadam forecourt in front of the garage for additional parking.

If you are trying to purchase a discount sale or local needs affordable home, you need to apply through a Cornwall Council process. Only once you have viewed and made an offer on a Section 106 property, the estate agent (Philip Martin) will confirm whether you are the proceeding applicant. You do not need to complete the assessment process if you have not been chosen to purchase the property. The Council will check whether you meet the provisions in the Section 106 agreement and verify your eligibility for the property.

We therefore ask each applicant to read the following carefully before arranging a viewing.

ELIGIBILITY CRITERIA

Priority will be given to individuals requiring a property with an Area Local Connection to Probus.

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

After 14 days of marketing we can consider those who have a local connection to the adjoining parishes of St Erme, Ladock, Grampond with Creed, Cuby, Tregony, St Michael Penkevil and St Clements

After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) - please ask us for details.

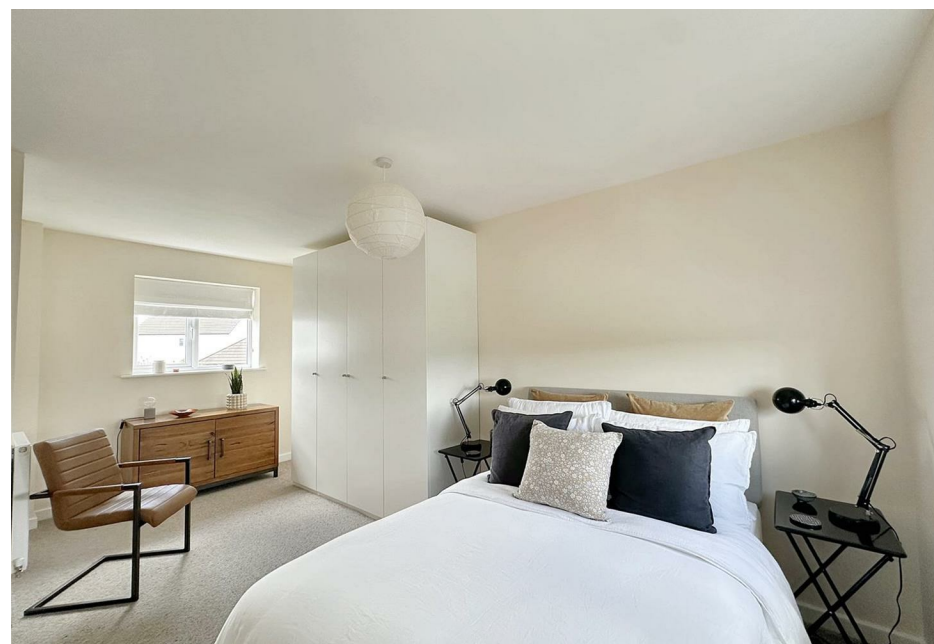
ELIGIBILITY REQUIREMENTS

In addition the applicant 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 (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
- Have viewed and offered on the property

PROBUS

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, general stores with post office, village hall, Chinese and Indian takeaways and even a fish and chip shop. A very regular bus service connects to both St. Austell and



Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALLWAY

SITTING/ DINING ROOM

20'10" x 17'5" (6.37m x 5.32m)
Two windows to front. Three radiators.

KITCHEN

11'7" x 5'4" (3.54m x 1.64m)
Window to rear and comprising range of base and eye level units with worktop over and tiled splashbacks. Inset stainless steel sink and drainer. Space and plumbing for dishwasher as well as electric oven with four ring gas hob and extractor fan over. Space for fridge/freezer and plumbing for washing machine.

INNER HALLWAY

Doors into;

CUPBOARD

Housing gas central heating boiler. Useful storage space.

BEDROOM TWO

9'0" x 8'0" (2.75m x 2.45m)
Window to front. Radiator.

BATHROOM

6'9" x 5'5" (2.08m x 1.67m)
Comprising bath, pedestal hand wash basin and low level w.c.
Obscured window to rear. Radiator.

BEDROOM ONE

17'5" 9'6" (5.33m 2.91m)
Dual aspect bedroom with window to front and rear. Two radiators.
Fitted wardrobes.

GARAGE

Metal up and over door. Electric and water connected. Pedestrian rear door accessing garden.

OUTSIDE

A completely enclosed rear garden with timber fencing and laid to a combination of patio and lawn.

SERVICES

Mains water, electric, drainage and gas.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

The property is located on the modern development just off Tregony Road at the top of the village with No.6 being easily identified on the right hand side.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

