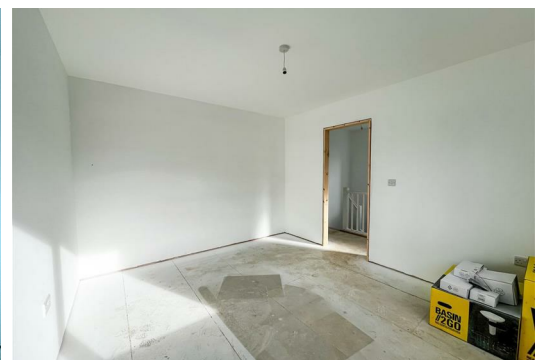
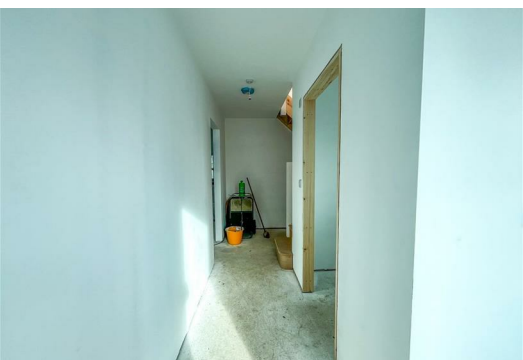




## **6, Trygher, Forth Veian, Godolphin Cross, TR13 9RH**

### **Asking price £157,500**

Exciting opportunity to 'get on' the property ladder within the highly sought after village of Godolphin. This semi detached house has a 106 restriction and is being sold for 50% of the open market value. Buyers must meet the councils eligibility criteria which is outlined below. There is a ground floor cloakroom and a good size lounge/kitchen/dining room on the ground floor with two bedrooms and a bathroom upstairs. Outside, you have parking for 2 vehicles and a garden at the rear which will be seeded to grass. This is a fantastic opportunity which allows you to own a beautiful home in a desirable location. The property is currently under construction and we have been advised by our client that the build is anticipated to be complete towards the end of April.



**Asking Price - £157,500**

### Location

The property is situated within the village of Godolphin Cross which is surrounded by farmland, woods and a National Trust Estate home to Godolphin House is the picturesque semi rural village of Godolphin Cross. Offering easy access to both the North and South coasts as well as the popular fishing village of Porthleven with its fantastic array of restaurants. The larger village of Breage is just 2 miles away providing a Public House and Post Office with Shop. The location of this super property is sure to impress those seeking a taste of the countryside with many gorgeous walks on the doorstep including Godolphin Hill and Tregonning Hill both with stunning panoramic views over South West Cornwall. The towns of Helston, Hayle and Penzance are within a 15 to 20 minute drive of the property. The stunning beach at Praa sands is approximately 10 minutes away by car.

### Accommodation

Entrance porch leading to hallway  
Open plan kitchen/dining room/living room  
Ground floor cloakroom  
Stairs to first floor landing  
Bathroom  
Bedroom 1  
Bedroom 2

### Outside

The rear garden will be seeded.

### Parking

For two vehicles.

### Services

Mains electricity and water. Air source heating and private sewerage treatment plant.

### Eligibility

Within the first 14 days of marketing the property, prospective purchasers will have an area local connection to Breage. Also, 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 and is in need of or can give support on an ongoing basis. After 14 days of marketing, those who have a local connection to the adjoining parishes of St. Hilary, Germoe, St. Erth, Crowan, Sithney or Porthleven will be considered. After 28 days of marketing, the council can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas).

We have been advised that 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

### Agents Note 1

Prospective purchasers should be aware that our client is related to a member of staff within The Mather Partnership.

### Agents Note 2

Please note that the internal photos are of Plot 4, Number 2 and are for identification purposes only. Plot 2, Number 6 is the same layout.

### Service Charge

Our clients advise that there will be an annual service charge, currently at £75.00 payable. This will cover the maintenance of the access road.

### Floorplan

The floorplan is for identification purposes only and shows all 4 of the affordable houses.

### The Development

Prospective purchasers should be aware that there will be further development within the site.

### Council Tax Band - TBC

### Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

