



14 St. Nazaire Close, Falmouth, TR11 5FP

Asking price £164,700

2-bedroom house available in Falmouth
Prices from £164,700 for a 54% share

Let Coastline know that you would like to purchase this property by registering your interest. The team will be in contact with you shortly.

14 St Nazaire is a 2-bedroom house terraced house available from a 54% share (£164,700), the successful applicant is able to purchase further shares if it is affordable to do so.

The home comes with vinyl flooring throughout the ground floor with carpet fitted upstairs to the bedrooms. The bathroom has vinyl flooring, full height tiling around the bath and a glass shower screen.

Outside, the property benefits from a single garage, enclosed front garden area and a private rear garden.

The accommodation may be summarised as follows:

Ground Floor – entrance hallway, WC (1.05 m x 1.89 m), living/dining area (5.57 m x 4.55 m – maximum) and kitchen (2.04 m x 3.44 m).

First Floor – landing, rear bedroom (4.48 m x 2.73 m), front bedroom (4.47 m x 2.75 m) and bathroom/WC (2.1 m x 1.69 m).

The gross internal floor area is approximately 74 sq.m.



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Price and Costs

Open market value: £305,000

Minimum share: £164,700 (54%)

Rent PCM: £291.85

Monthly Service Charge: £21.37

Lease Information

Lease Length: 86 Years

Tenure- Leasehold

All Enquiries

All enquiries received by The Mather Partnership will be forwarded onto Coastline Housing's Shared Ownership department to be dealt with. We will forward all of your details that you provide to us. Alternatively, please contact Coastline direct see photograph labelled "contact info".

Council Tax Band- B

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/>



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92-101) A | | 90 | (92-101) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

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