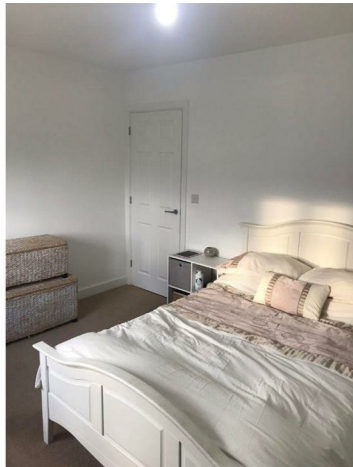


18 Soldon Close
Padstow, PL28 8FS



MATHER
PARTNERSHIP





18 Soldon Close Padstow, PL28 8FS

18 Soldon Close is a 2-bedroom house available for shared ownership with a minimum of a 25% share, located in the charming Cornish town of Padstow.

The home features two bedrooms, a kitchen diner that opens to the lounge, two parking spaces, a family bathroom, an additional downstairs WC, gas central heating, and a rear garden that is lawned.

The kitchen is equipped with a range of base and eye-level units, a laminated worktop, an electric oven, an extractor chimney hood, gas hobs, and vinyl flooring. The family bathroom is fitted with a contemporary white suite, a glass shower screen, a shower over the bath, tiling around the bath enclosure, and vinyl flooring. The remainder of the property is carpeted throughout.

Built in 2017, this property benefits from the remaining 1 year of the New Build Warranty and has 95 years remaining on the lease.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Asking Price- £82,500

Price and Costs

Estimated costs:

Open market value: £330,000

Minimum share: £86,500 (25%)

Rent PCM: £381.97

Monthly service charge: £45.16

Eligibility

To meet the local connection criteria for this scheme, you will need to meet one of the following:

- a) Lived in the County of Cornwall for a continuous period of at least 3 years immediately prior to advertising
- b) Formerly lived within the County of Cornwall for a continuous period of 5 years.
- c) Your place of work (16 hours or more a week and not including seasonal employment) has been within

the County of Cornwall for a period of at least 3 years immediately prior to advertising

d) Have a connection through a close family member (mother, father, brother, sister, son or daughter) where the family member is currently a resident of the County of Cornwall and has been so for a continuous period of at least 5 years immediately prior to advertising.

*The local connection criteria does 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.

Tenure- Leasehold

Lease Information

Lease Length: 95 years

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.



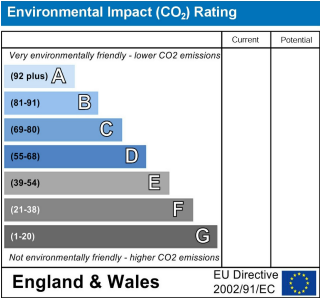
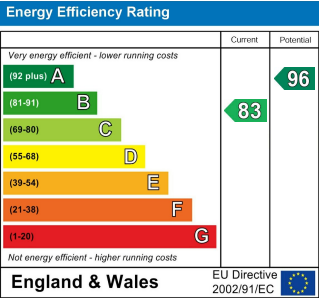

Coastline
housing

Get in touch

T: 01209 200230

E: home.ownership@coastlinehousing.co.uk

Visit our website: www.coastlinehomeownership.co.uk



Alternatively, please contact Coastline direct see photograph labelled "contact info". To apply for 18 Soldon Close, please register your interest on Share to Buy and a member of Coastline's Sales Team will be in touch.

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/>

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.

