



1 Henver Road, Newquay, TR7 3FP

£118,000

This home is a great opportunity for buyers to get on the property ladder in Newquay. Built just 6 years ago, the property benefits from the remaining 4 years structural building warranty and benefits from an enclosed rear garden/patio area and 2 parking spaces on Henver Road.

The home features a large kitchen with a breakfast bar and dining area with a separate living room. The home also enjoys a downstairs cloak room and w/c.

To apply for this property, please register your interest on Share to Buy and a member of Coastline's Sales Team will be in touch with an online application form and guidance on the next steps you should take to secure the home.

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 12 months 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) 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 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.

Key Features



£118,000

Price and Costs

Estimated costs

Open market value: £295,000

Share value: £118,000 (40%)

Rent PCM: £370.24

Monthly service charge: £13.25

Lease Information

Lease Length: 119 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- C

Anti Money Laundering Regulations – Purchasers

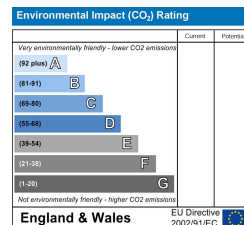
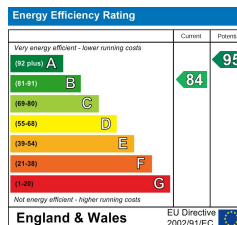
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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.

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