



6 Fordh Trevenwen, Nancegollan, TR13 0AQ

£100,000

Coastline Housing are now welcoming applications for this property in Nancegollan, Helston. To let us know you are interested in owning this home, please register your interest on Share to Buy and the Sales Team will provide an online application form and guidance on the next steps you need to take to secure the property.

The minimum share for this home is 50% however, the successful applicant is able to purchase further shares if it is deemed affordable to do so through the financial assessment.

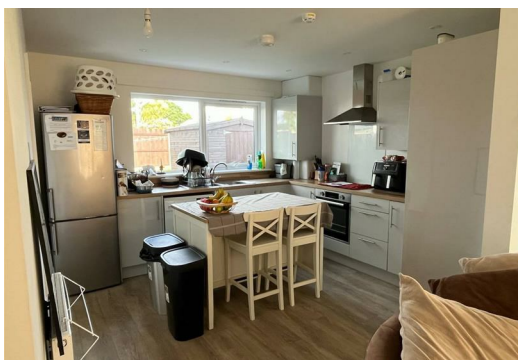
The accommodation may be briefly summarised as follows:

Ground floor - open entrance, hallway (2.1m x 1.5m), living room (4.4m x 4.1m), kitchen (3.6m x 3.4m), cloak room (1.5m x 1.5m), rear porch (1.8m x 1.5m).

First floor landing, bedroom one (2.8m x 4.4m), bedroom two (4m x 3.3m), bathroom/W.C. (1.7m x 2.2m).

Outside - there are two allocated parking spaces immediately in front with limited open plan gardens to the facade and side. At the rear of the property there is an enclosed garden with patio and useful garden shed.

The gross external area is approximately 100 m².
The site area amounts to 200 m² or thereabouts.



£100,000

Price and Costs

Estimated costs

Open market value: £200,000

Share value: £100,000 (50%)

Rent PCM: £231.10

Monthly service charge: £38.91

Lease Information

Lease Length: 998 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

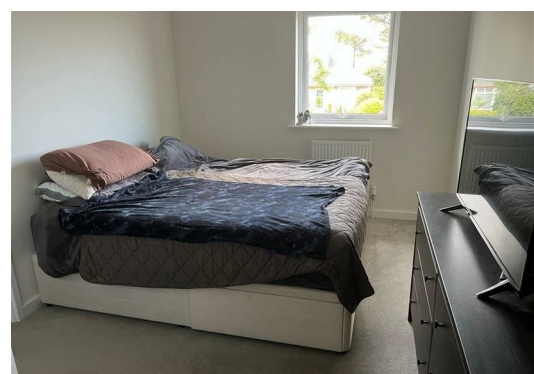
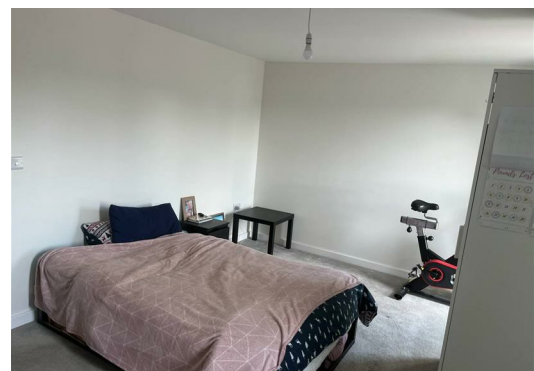
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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		
(92-100) A		95	(92-100) 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			England & Wales		
EU Directive 2002/91/EC			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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