



18 Barrabill Way, Launceston, PL15 7FW

Asking price £90,000

18 Barrabill Way is a 2-bedroom semi-detached house available for shared ownership with a minimum of a 40% share, located within the popular Cornish town of Launceston. This well-presented property benefits from two double bedrooms, an open plan living/kitchen/diner, two parking spaces, gas central heating, a family bathroom, an additional downstairs WC and a rear garden that has been tastefully landscaped and improved by the current owners, with artificial grass and planted beds. The kitchen features a range of base and wall-level units by Symphony Kitchens, a laminated worktop, an electric oven, an extractor chimney hood and a gas hob. The family bathroom is fitted with a contemporary white suite, glass shower screen, thermostatic shower and full-height tiling in the bath enclosure. The remainder of the property is carpeted throughout. Built in 2021, this property further benefits from the remaining 7 years of the NHBC Warranty and has 122 years remaining on the lease (125 years from new). Please note: Legal & General Affordable Homes are the freeholders of this home, with Coastline acting as Managing Agent on their behalf. To receive an application form from Coastline, please register your interest in the property via Share to Buy and regularly check your inbox for an email from Coastline's Home Ownership Team. See photograph labelled contact info.



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Price and Costs

100% Value: £225,000

Advertised price (40% Share): £90,000

Rent PCM: £295.88

Service Charge: £29.29

Buildings Insurance: £18.34

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 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.

Lease Information

Lease Length: 122 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

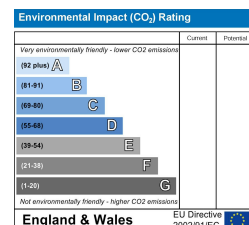
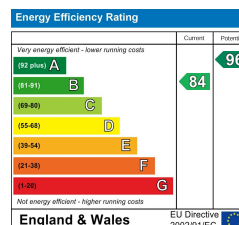
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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/>



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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