



7 Rosewall Close, St. Ives, TR26 2GE

£175,500

7 Rosewall Close in the seaside town of St Ives offers 3 bedroom semi detached house. It is available for sale from a minimum share of £175,500 (65%).

If you would like to register your interest in this home, please register your interest on Share to Buy and a member of Coastline's sales team will be in touch with further information and an online application form.

The accommodation is briefly summarised as follows:

Ground Floor:

Entrance Hallway with stairs to first floor and doors leading to:
Living room, Kitchen Diner, cloakroom and storage cupboard.

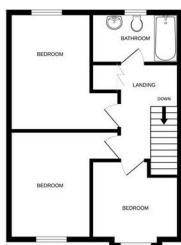
First Floor:

Landing with doors leading to:

Bedrooms 1 (double), 2 (double) and 3 (single), Family bathroom and storage cupboard.

Outside:

You will find a small patioed area to the front of the property and an enclosed rear garden that has been laid to lawn with a patio area.



Coastline
housing

Get in touch

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Visit our website: www.coastlinehomeownership.co.uk



£175,500

Price and Costs

Estimated costs

The service charge is £4.05

Buildings Insurance is £13.25

Rent is: £195.03

All monthly

Lease Information

Lease Length: 87 Years

Tenure- Leasehold

Eligibility

As part of your application for a Shared Ownership home you are required to hold a local connection to the parishes of St Ives, Zennor, Towednack. The local connection requirements are outlined within a planning documents issued by Cornwall Council called a "Section 106 Agreement" which is unique to each development and subsequently to each home that is re-sold.

Coastline Housing are responsible for approving your local connection and we will need to have all evidence of this before an offer of a property will be made.

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

- Lived in one of the parishes mentioned above for a continuous period of at least 3 years immediately prior to advertising;
- Formerly lived within one of the parishes mentioned for a continuous period of 5 years;
- Your place of work (16 hours or more a week and not including seasonal employment) has been within one of the Parishes mentioned for a period of at least 3 years prior to advertising;
- Have a connection through a close family member (mother, father, brother, sister, son or daughter) where the family member is currently a resident of one of the parishes mentioned and has been so for a continuous period of at least 5 years prior to advertising and where there is evidence that the family member is in

need of support or can give support.

* The local connection criteria does not apply if you are a serving member or previously serving member of the regular armed forces or any other clause of the Allocation of Housing (qualification criteria for armed forces) (England) regulations 2012.

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

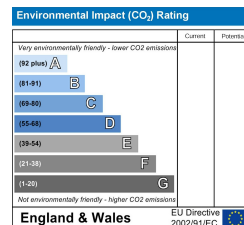
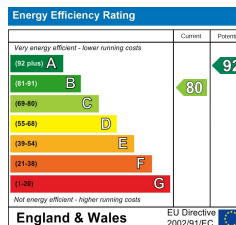
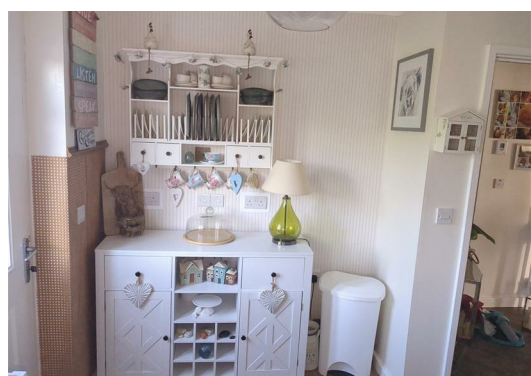
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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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