



33 Horwell Drive, Hayle, TR27 5FR

Asking price £107,000

This home is available from a minimum share to £107,000 (40%), the successful purchaser is able to buy more shares if it is affordable to do so.

33 Horwell Drive is part of the popular, Godrevy Parc development, built in 2019. The home benefits from the remaining 4-years building warranty and enjoys plenty of modern fixtures and fittings. The property comes with flooring throughout, built in cooker hobs, oven and extractor fan. The rear private garden has been transformed with hard landscaping throughout and a flowerbed lining the left side.

The home will be offered on a first-come, first-serve basis subject to a full and complete application. For more information on what completes a full application with Coastline Housing, please visit their website and read their guides on Shared Ownership.

The accommodation may be summarised as follows:

Ground floor – entrance lobby, open plan living area (3.52 m x 4.58 m) kitchen area (3.37 m x 3.03 m) and WC (1.33 m x 1.89 m).
First floor – landing, front bedroom (4.2 m x 4.53 m – maximum), rear bedroom (5.05 m x 2.32 m) and bathroom/WC (2.24 m x 2.07 m).
Outside – small area of open frontage, two allocated off-road parking spaces adjacent to the front elevation and an enclosed rear garden.

The total gross internal floor area is approximately 73 m2



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Price and Costs

Estimated costs

Open market value: £267,500

Minimum share: £107,000

Rent PCM: £299.52

Monthly Service Charge: £10.85

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: 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- B

Anti Money Laundering Regulations – Purchasers

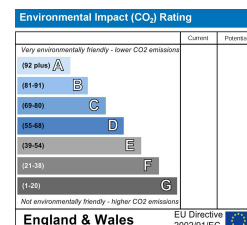
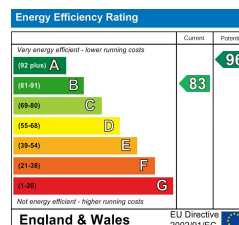
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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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