

15 Soldon Close  
Padstow, PL28 8FS



**MATHER**  
PARTNERSHIP







# 15 Soldon Close Padstow, PL28 8FS

This modern mid-terraced property is available with Coastline Housing through shared ownership, offering a 44% share for £134,200. Located on the edge of the Treceus Farm development near Padstow, the property benefits from nearby amenities and a quiet position on the outskirts of the town.

Upon entering, there is an entrance hallway with access to the lounge and stairs leading to the first floor. The lounge includes sockets suitable for entertainment systems, a storage cupboard beneath the stairs, and a door leading to the kitchen/diner. The kitchen is fitted with upper and lower units in a neutral putty colour, complemented by silver handles, oak-effect worktops and flooring. White subway-style tiles are fitted above the work surfaces. There is space for a fridge freezer, washing machine, and a dining table with chairs. From the kitchen, there is access to a downstairs WC/cloakroom and a door leading to the rear garden.

Upstairs, the landing provides access to both bedrooms and the family bathroom. The main bedroom includes a built-in cupboard/wardrobe. The bathroom is fitted with a white suite, a shower over the bath, and a glass shower screen. Both bedrooms are doubles.

Externally, the property has two allocated parking spaces to the left side and an enclosed rear garden. The garden is laid to lawn and features a paved patio area as well as decking at the far end. The property is a few years old and benefits from 2 years remaining on the new-build warranty. The lease has 92 years remaining. The property is not in a Designated Protected Area, the buyer can staircase up to 100% and acquire the freehold.

Please read Coastline's Share to Build FAQs before applying. Applications can be made via Share to Buy.



The Mather Partnership, Offices in Helston & Hayle  
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**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**



**Particulars**

FMV: £305,000

Minimum Share: 44% (£134,200)

Rent: £346.96

Service Charge: £57.01 Per Month

Insurance: £15.67

Lease: Currently 91 years remaining (99 new)

Building Warranty: 2 Years remaining

EPC: B

Council Tax Band: B

**Local Connection Criteria- A Guide**

As part of your application for a shared ownership home at this development, you are required to hold a local connection to the County of Cornwall. The

local connection requirements are outlined within a planning document issued by Cornwall Council called a “Section 106 Agreement”, which is unique to each new development.

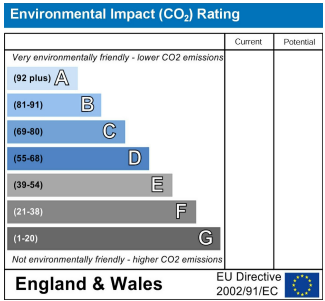
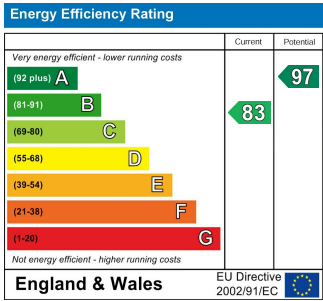
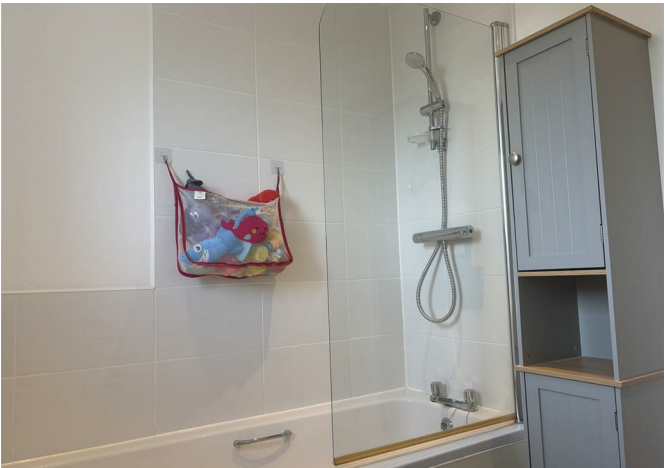
Coastline Housing are responsible for approving your local connection and we will need to have all evidence of this before an offer of a property will be made.

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

Lived in the County of Cornwall for a continuous period of at least 3 years immediately prior to advertising

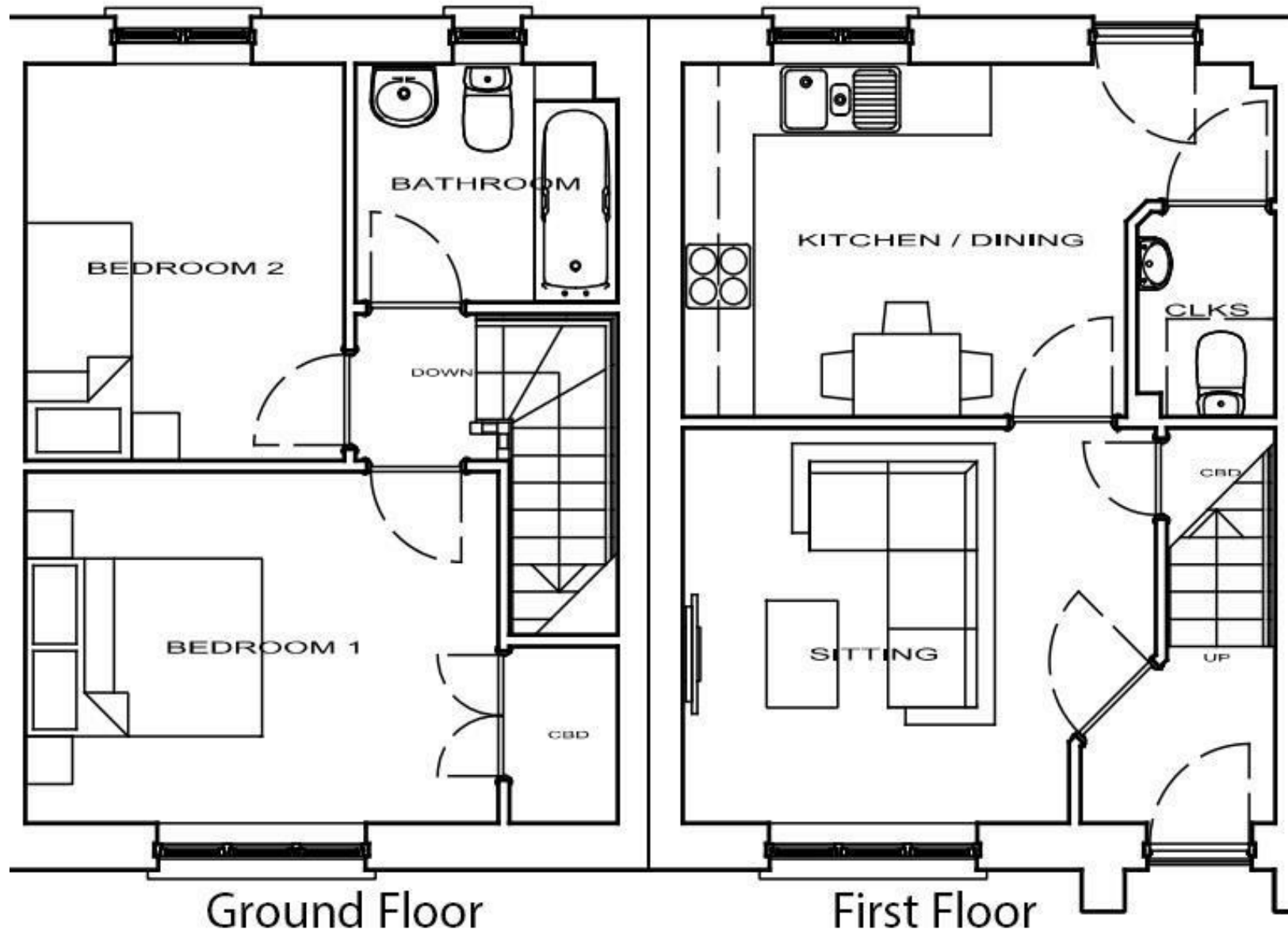
Formerly lived within the County of Cornwall for a continuous period of 5 years.











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.



