

6 Fordh Trevenwen
Nancegollan, TR13 0AQ







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This well-presented 2-bedroom house is situated in the popular village of Nancegollan, just over three miles from the centre of the thriving town of Helston.

Entering the house, you will be met with a useful entrance hallway with a door off to the main living area and stairs leading to the first-floor bedrooms and family bathroom.

The ground floor includes a lounge with an understairs storage cupboard. The space is mostly open plan, with room for a dining table adjacent to the kitchen. The kitchen is fitted with a range of upper and lower units and includes space and plumbing for a washing machine. A rear vestibule leads to a downstairs WC and an enclosed rear garden, which is laid to lawn and includes a paved patio area.

Upstairs there are two bedrooms, one double and one twin. The larger bedroom includes a built-in storage cupboard above the stairs. The family bathroom contains a WC, basin, bath and shower over the bath. There is also a storage cupboard on the landing.

This house is sold with Shared Ownership direct from Coastline Housing. The minimum share available is 50%. To register your interest, please visit Share to Buy.

Built in 2023, the home has 997 years remaining on the lease and benefits from 8 years remaining on the New Build Warranty.

Additional features include two allocated parking spaces at the front of the property and an enclosed rear garden. The property has been maintained and is ready for occupancy.



The Mather Partnership, Offices in Helston & Hayle
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| www.thematherpartnership.co.uk

Particulars

FMV: £200,000
Minimum Share: 50% (£100,000)
Rent PCM: £208.33
Service charges PCM: £38.92
Lease length: 997 years
Council Tax Band: B
EPC: B

Key Features

2-bedroom house

Enclosed rear garden

2 allocated parking spaces

Local connection requirement applies

Eligibility

As part of your application for this shared ownership home, you are required to hold a local connection to the Parishes of Crowan, Sithney, Gwinear-Gwithian, Carn Brea, Wendron, Breage, St Erth.

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

- a) Lived in one of the Parishes mentioned above for a continuous period of at least 3 years immediately prior to advertising.
- b) Formerly lived within one of the Parishes mentioned for a continuous period of 5 years.
- c) 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 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 of one of the Parishes mentioned and has been so for a continuous period of at least 5 years immediately prior to advertising.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

*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: 997 Years

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.

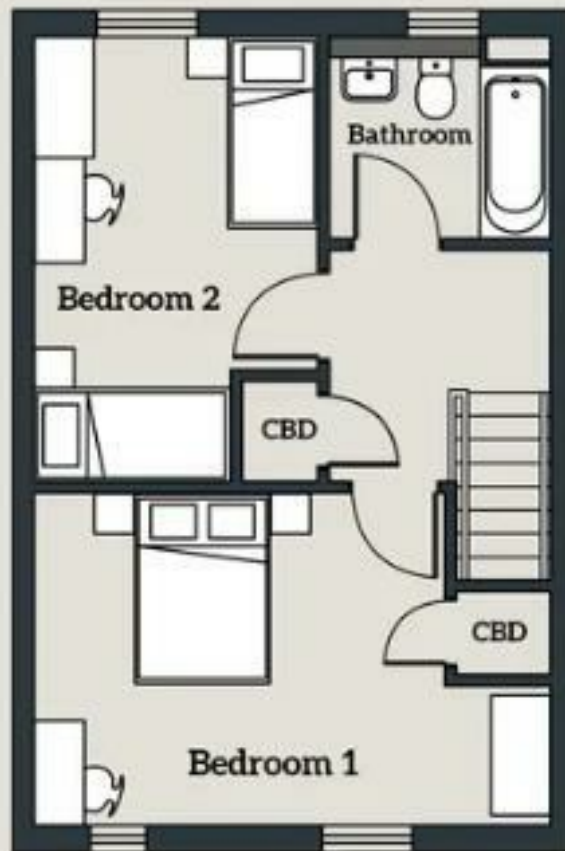
Proof of Finances

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.

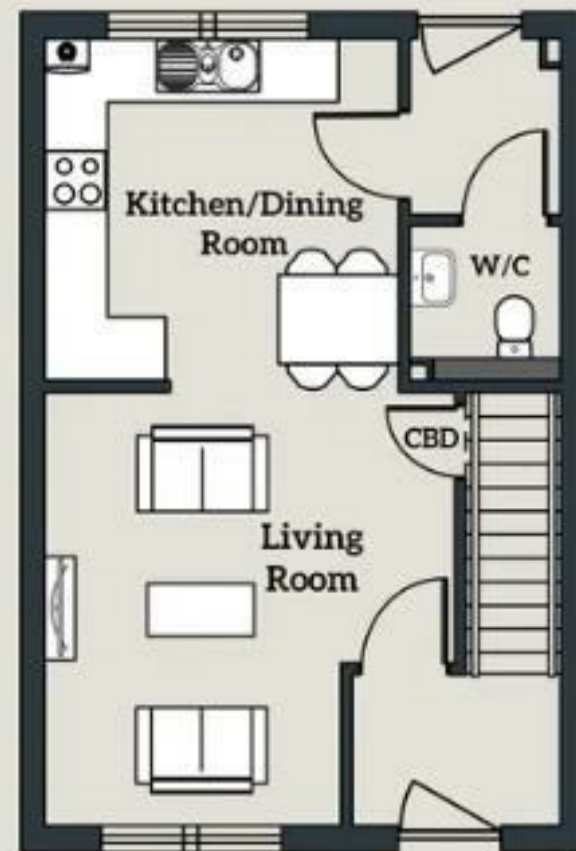
Broadband & Mobile Phone Coverage

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/>





First Floor



Ground Floor

