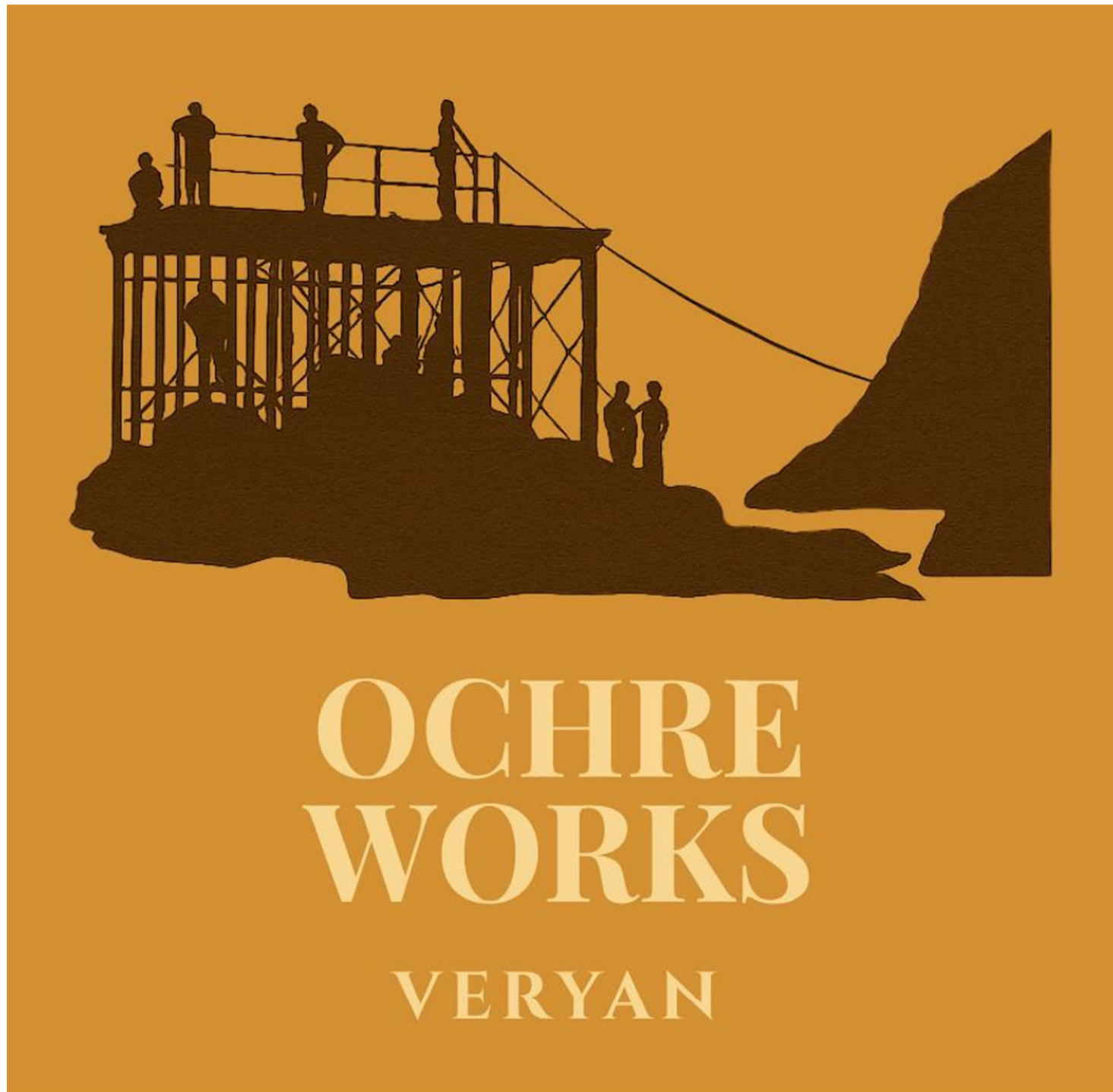
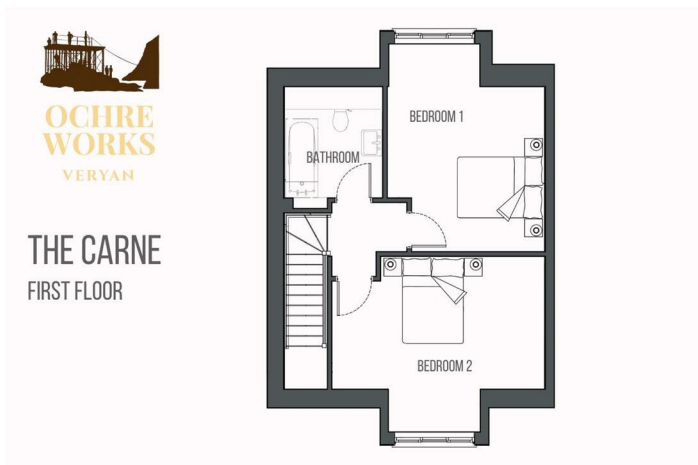
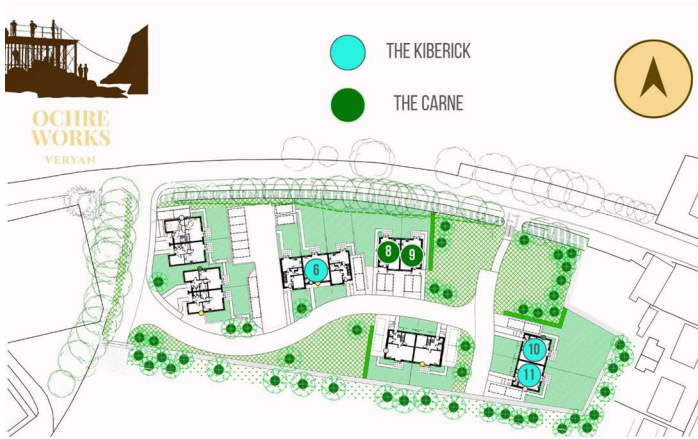


Carne Ochre Works

Veryan, TR2 5FG



MATHER
PARTNERSHIP





Get in touch

T: 01209 200230

E: home.ownership@coastlinehousing.co.uk

Visit our website: www.coastlinehomeownership.co.uk

Carne Ochre Works Veryan, TR2 5FG

Coastline are bringing five brand new shared ownership homes to the village of Veryan.

If you have already registered your interest on Share to Buy you will have received an email from soapplications@coastlinehousing.co.uk containing the online application form and guidance on the next steps to complete your application.

Coastline's Sales Team will process applications on a first-come, first-served basis, subject to receiving a complete application.

If you haven't yet registered your interest on Share to Buy, we encourage you to do so now. If homes are still available, Coastline's team will contact you with the application form and further guidance.

Ochre Works features a range of two- and three-bedroom dormer bungalows, all equipped with an air source heat pump, a rear private garden and two parking spaces, one with EV charging capability.

Please refer to Coastline's website for more details on:

- House types
- Site layout
- Specification
- Pricing (including example shares)

Available shares range from 10% - 75% for the initial purchase. The share percentage will be determined through an independent financial assessment.

Before applying for a shared ownership home with Coastline, please ensure you've read all of their guides on shared ownership. If you have any questions about shared ownership or the homes at Ochre Works, don't hesitate to contact their Sales Team.



The Mather Partnership, Offices in Helston & Hayle

Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk

| www.thematherpartnership.co.uk

Particulars

OMV: From £330,000
Example share: 40%
Example share value: £132,000
Example rent PCM: £412.50
Buildings insurance: £15.67
Service charges: £99.12

The shares available for the homes under this scheme range from 10% to 75%. The shares shown here are for illustrative purposes only and to provide an example of the costs associated with shared ownership. The shares offered depend on the buyer's individual circumstances, as determined by an individual assessment.

The shares available for the homes under this scheme range from 10% to 75%. The shares shown here are for illustrative purposes only and to provide an example of the costs associated with shared ownership. The shares offered depend on the buyer's individual circumstances, as determined by an individual assessment.

Dimensions


Lounge: 3.61m x 3.85m
Kitchen / Dining Room: 5.85m x 3.52m
Bedroom 1: 3.54m x 4.64m
Bedroom 2: 4.77m x 4.00m
Bathroom: 2.20m x 3.53m
W/C: 1.37m x 2.07m
Store: 2.03m x 0.63m

Key Features

- In the kitchens
- Moores Minoco Range Kitchen Units in Warm Grey
 - Terrazzo White Worktop
 - Glass splashback in Fjord Blue
 - Electric fan oven with electric hob and cooker
- In the bathrooms
- Roca Carla bath
 - Vado Celcius Bath Taps
 - Coram Bath Screen
 - Fairford Light Grey Bathroom Tiles
- General Features
- Two parking spaces, one with EV charging capability
 - Fibre to the property
 - 10 Year Build-Zone Warranty
 - Air Source Heat Pump
 - Cormar Apollo Plus carpets in Persian Doll throughout the habitable rooms
 - Vinyl flooring in Giuliano in kitchen and bathroom areas

Lease Information

Lease Length: 999 Years

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			

Eligibility

To be eligible to apply for a property on this scheme, you are required to evidence that you have a connection to the County of Cornwall. Coastline will need to be in receipt of the relevant evidence before an offer of a property can be made.

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- TBC**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.

