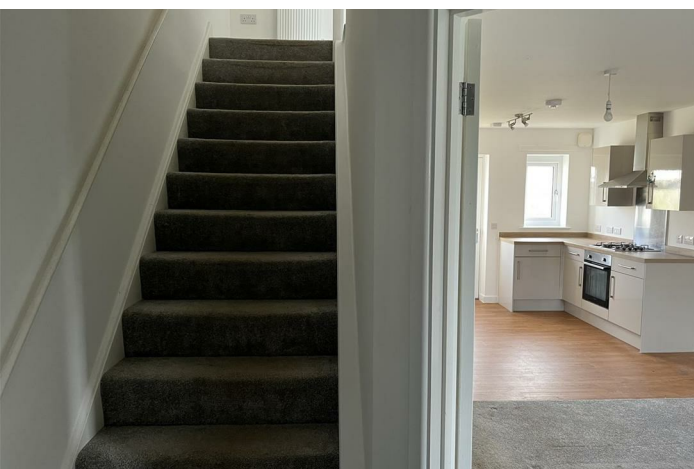
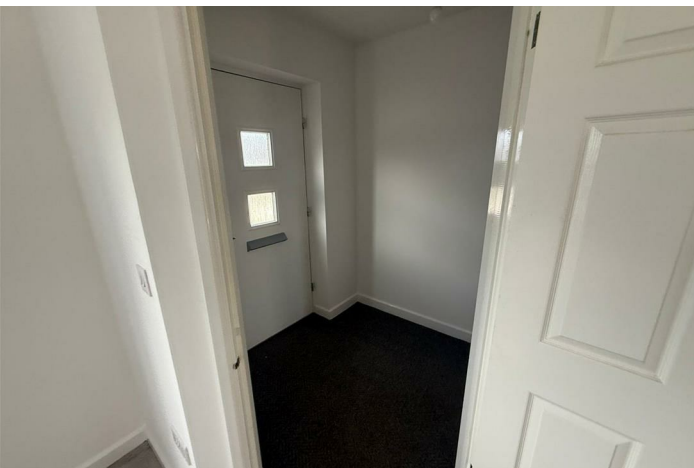
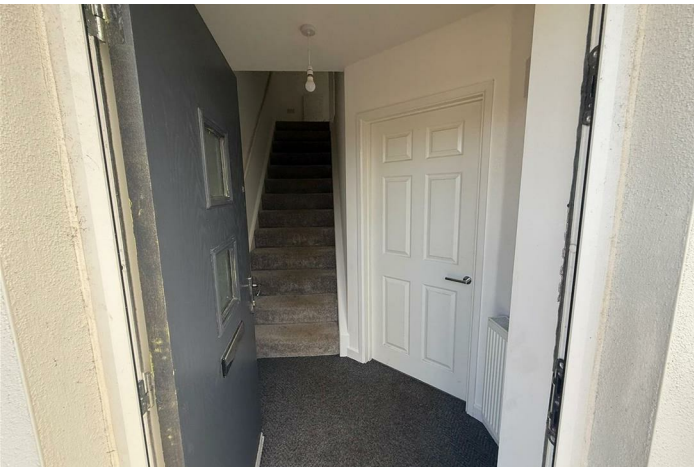


41 Roundhouse Way
Helston, TR13 8WL







41 Roundhouse Way Helston, TR13 8WL

Coastline is pleased to present this generously sized two-bedroom home in the popular town of Helston.

The property offers two parking spaces and a neat front lawn. Inside, a practical entrance hall (1.9m x 1.5m) provides space for coats and shoes, with stairs to the first floor and a door to the lounge.

The lounge (4.4m x 3.4m) overlooks the front and includes a radiator and ample sockets. To the rear, the kitchen diner (3.4m x 4.3m) offers flexible dining space and is fitted with pale 'Cappuccino' units, plumbing for a washing machine, and room for an oven, hob, extractor, and fridge freezer. A door leads to the enclosed rear garden with lawn, raised beds, and patio. Off the kitchen, there's a cloakroom and under-stair storage.

Upstairs, a landing connects two bedrooms and the bathroom. Bedroom 1 (3.4m, opening to 4.8m x 2.8m) is a spacious double with an over-stair cupboard. Bedroom 2 (4.6m x 1.9m) overlooks the garden. The bathroom (2.1m x 1.9m) features a white suite with a shower over bath, WC, basin, glass screen, grey tiling, and ladder radiator for a modern finish.

This home is ideal for first-time buyers, downsizers, or those moving from apartment living.

To apply, register your interest on Share to Buy. If you've already registered, Coastline's Sales Team will email you the application form and guidance. Applications are processed on a first-come, first-served basis once complete. If you haven't registered yet, please do so now and Coastline will contact you with the next steps.



The Mather Partnership, Offices in Helston & Hayle

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

Particulars

FMV: £225,000
58% Minimum Share: 130,500
Rent PCM: £189.28
Service Charge: £17.16
Buildings Insurance: £11.85
Council Tax Band: B
Lease Length: 93
Warranty Remaining: 4 years

Key Features

- Corner Plot
- Larger than average
- Shared Ownership
- Two Parking Spaces
- Large garden
- Downstairs WC
- 4 Years left on Build Warranty

Lease Information

Lease Length: 93 Years

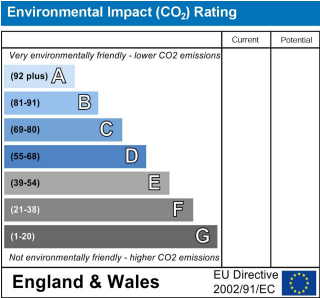
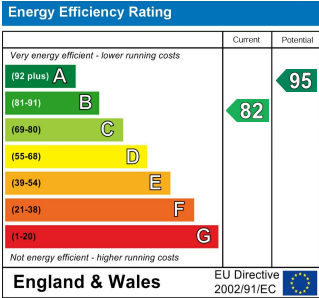
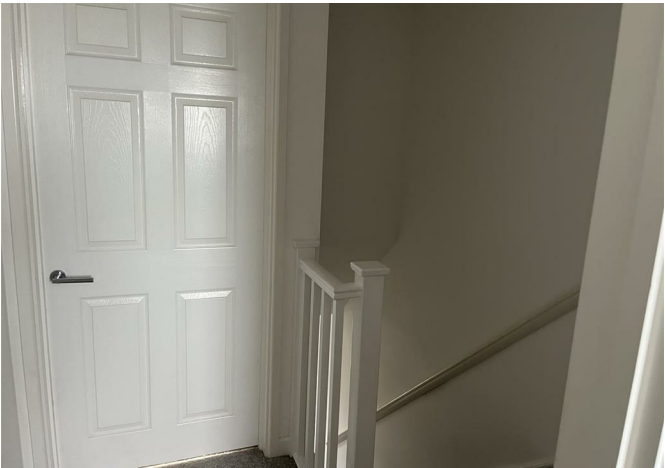
Eligibility

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

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

- a) being permanently resident therein for a continuous period of at least three (3) years immediately prior to the date of a Housing Application; or
- b) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal or casual employment) therein for a continuous period of at least three (3) years immediately prior to the date of a Housing Application; or
- c) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to the date of a Housing Application and where there is independent evidence that the family member is in need of or can give support for the foreseeable future on an ongoing basis
- d) being permanently resident in the County for ten (10) out of the first sixteen (16) years of life
- e) being in such other special circumstances which the Council considers requires the applicant to reside therein as appropriate and which is consistent with the Council's Cornwall Homechoice policy as amended from time to time.





*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.

**As part of your application for a shared ownership home at this development, a local connection is required to be eligible to apply for this scheme. Applications will be invited from those that hold a connection to the Town of Camborne in the first instance.

***If after 70 days from the date of advertising the homes for sale there is still availability, the homes may be opened up to a person who meets at least one of the points a - e listed above, or who holds a Minimum Local Connection to the County of Cornwall.

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

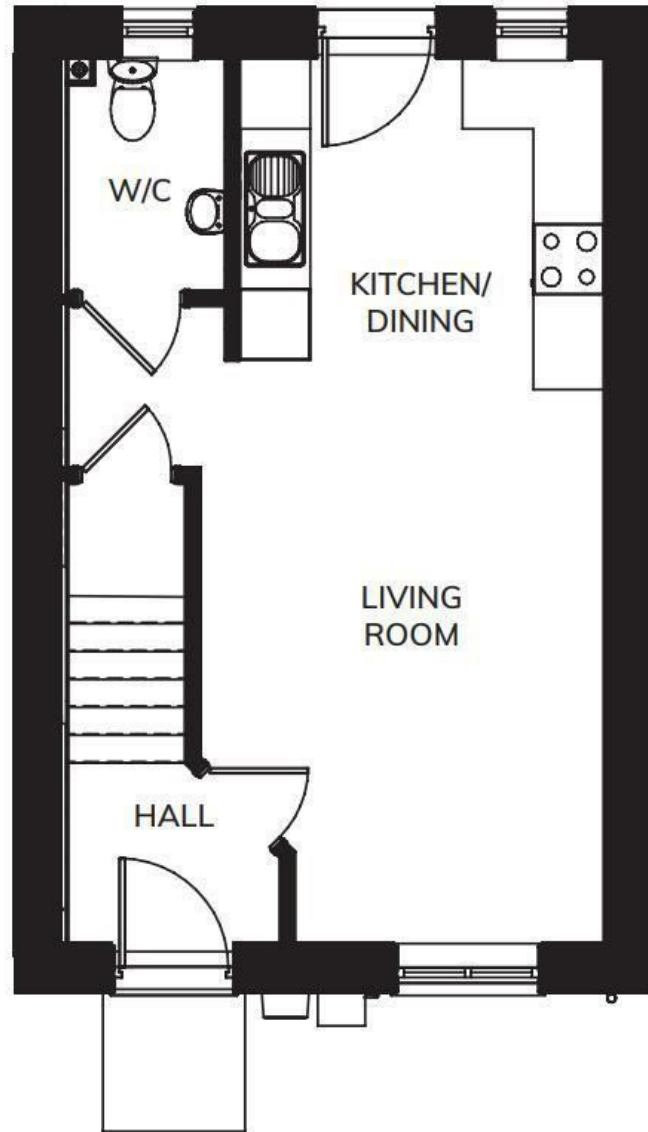
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

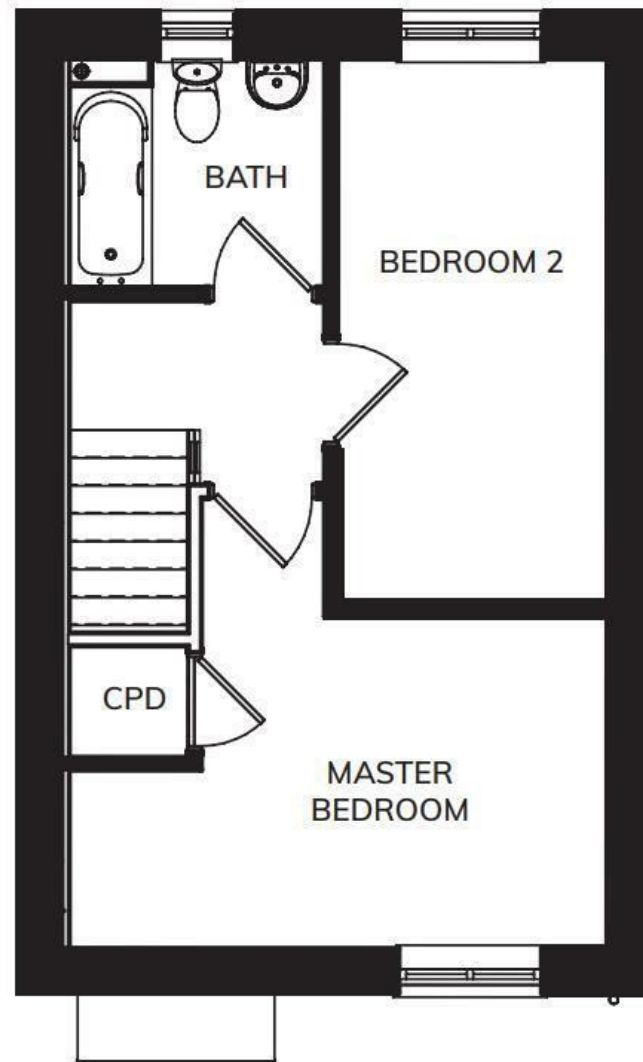
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



FIRST FLOOR



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.



Coastline housing

Get in touch

Tel: 01209 200230

Email: home.ownership@coastlinehousing.co.uk

Visit our website: www.coastlinehousing.co.uk or homeownership.co.uk

