

5 Horseshoe Close
St. Columb, TR9 6FS



MATHER
PARTNERSHIP



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Welcome to this 3-bedroom bungalow located in the popular village of St Columb Major. This home offers a range of features designed for comfortable living.

The property includes an extensive garden, perfect for outdoor activities and relaxation. With a private driveway for 2 cars, parking convenience is assured.

Situated in St Columb Major, this home benefits from excellent transport links. Nearby bus services run regularly, with buses every hour from early morning until evening. Major roads such as the A39 and A30 provide easy access to the rest of Cornwall and beyond. Additionally, Cornwall Airport Newquay is just a short drive away, offering convenient travel options.

Available from a 37% share at £138,750, this property provides an affordable entry into homeownership. Purchasers will have the opportunity to acquire further shares, subject to a financial assessment.

Inside, you'll find a well-equipped kitchen and bathroom, with flooring throughout the home. The master bedroom features an en-suite with a walk-in shower cubicle, while the main bathroom includes a shower over the bath.

With 119 years remaining on the lease term, this property offers long-term security and peace of mind.

To apply for this home, please register your interest on Share to Buy. If you have already registered your interest on Share to Buy you will have received an email from Coastline's Sales Team 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.



The Mather Partnership, Offices in Helston & Hayle

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

| www.thematherpartnership.co.uk

Particulars

FMV: £375,000

37% Minimum Share: £138,750

Rent PCM: £535

Service Charge: £0.37

Buildings Insurance:

Eligibility

There are no local connection requirements for this home.

Lease Information

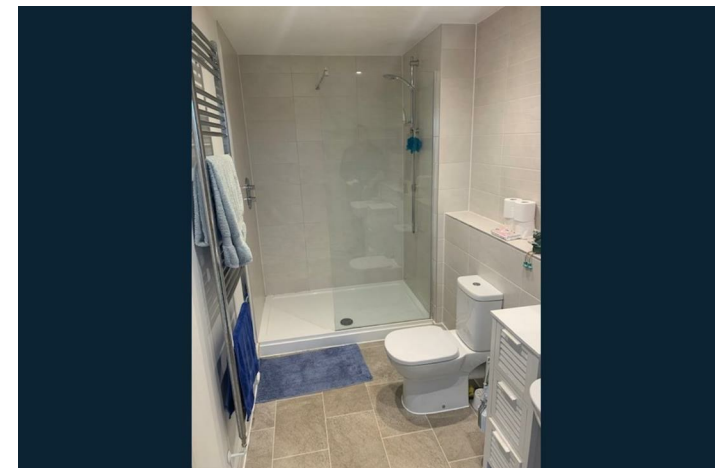
Lease Length: 119 Years

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- D**Anti Money Laundering Regulations – Purchasers**

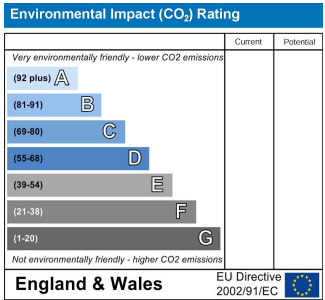
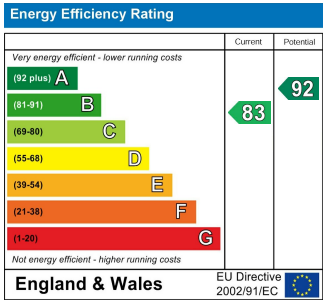
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.





Dimensions

Kitchen/Dining	5.24m x 3.63m	17'2" x 11'10"
Living Room	4.10m x 4.19m	13'5" x 13'9"
Room 1	3.45m x 3.60m	11'4" x 11'8"
Suite	1.78m x 3.60m	5'10" x 11'8"
Room 2	4.20m x 2.60m	13'9" x 8'6"
Room 3	3.02m x 2.5m	9'11" x 8'2"
Bathroom	1.90m x 2.6m	6'3" x 8'6"
Total Area:	95 sqm	1020 sqft



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.

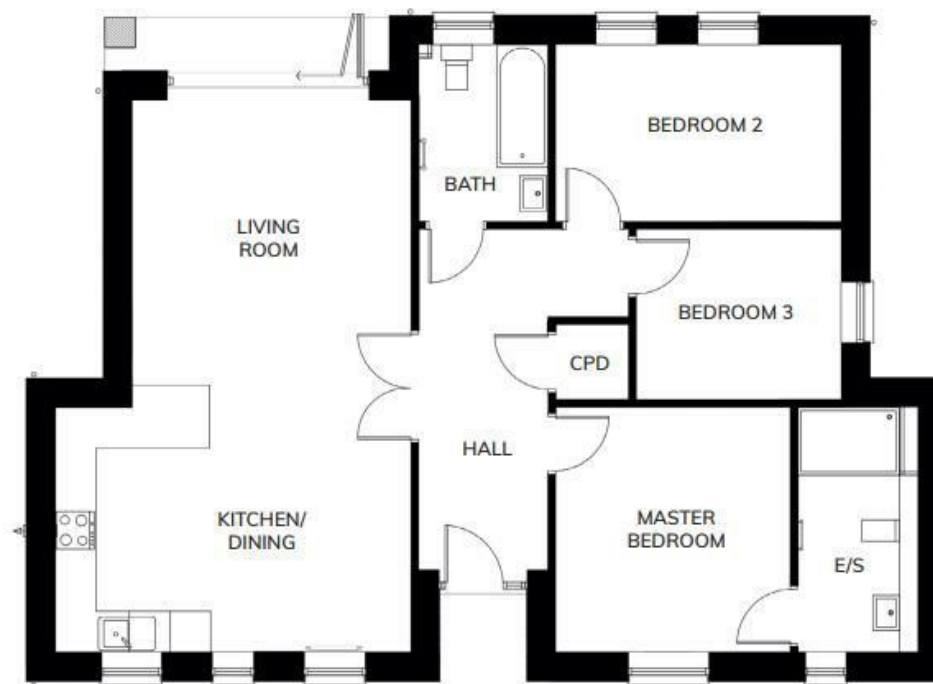
Broadband & Mobile Phone Coverage

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/>



Coastline
housing

Get in touch
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E: home.ownership@coastlinehousing.co.uk
Visit our website: www.coastlinehomeownership.co.uk



These floor plans have been produced for illustrative purposes only. The illustrations shown are computer generated impressions of how the property may look so are indicative only. External and internal details or finishes may vary on individual plots. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floor plans shown are not to scale. Measurements are based on the original drawings.

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.

