12 Wallis Place

Camborne, TR14 0FU




12 Wallis Place
Camborne, TR14 0FU

Coastline Housing are pleased to present this lovely 2 bedroom detached home to the Affordable Homes Market.

This home is only 6 years old so still benefits from 4 years of the new build warranty. It also comes with 119 years remaining on the lease.

This detached home is surrounded by enclosed garden and comes with its own parking space.

On entering the property you come to a useful entrance hallway with stairs to the first floor and doors to the downstairs WC / Cloakroom which contains a low level WC and hand basin and is finished in muted grey tones and white suite. Further there is a door to the open plan Lounge, Diner and Kitchen area.

The lounge, diner, kitchen area is set out in an 'L' shape. The lounge has a window overlooking the rear garden and is adjacent to the dining area which features double patio doors to the rear garden. The kitchen is a bright area with a range of upper and a modern gloss cashmere colour.

Upstairs you will find a landing with doors leading off to:

Bedroom 1 with 2 storage cupboards and overlooking the front of the house

Bedroom 2 overlooking the back of the house

Family Bathroom comprising of a modern white suite, with hidden cistern WC and modern grey tiling. A glass shower screen and shower over the bath complete this room.

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.

MATHER
PARTNERSHIP

The Mather Partnership, Offices in Helston & Hayle

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

Particulars
FMV: £245,000
52% Minimum Share: £127,400
Rent PCM: £230.31
Service Charge: £22.85
Buildings Insurance: £11.85

Key Features
Detached 2 bedroom home

Gardens

Parking

Gas central heating

Garden shed

Modern bathroom

Tasteful kitchen

Mains gas

Enclosed rear garden

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

a) Lived in the County of Cornwall for a continuous period of at least 12 months immediately prior to advertising

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

c) Your place of work (16 hours or more a week and not including seasonal employment) 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 and has been so for a continuous period of at least 5 years immediately prior to advertising.

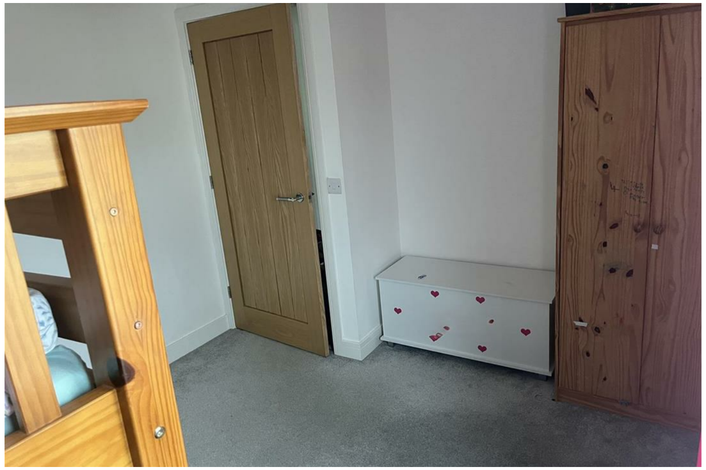
*The local connection criteria does not apply if you are a serving or previously serving member of the regular armed forces or qualifying under any other clause of the Allocation of Housing (qualification criteria for armed forces) (England) regulations 2012.

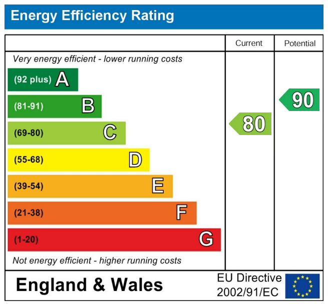
PROVING YOUR CONNECTION

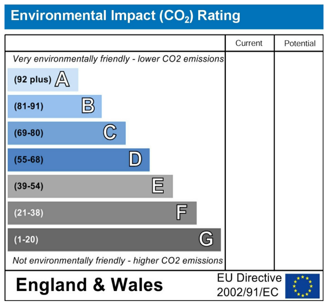
So that we can approve your local connection, you will need to provide us with some documents as evidence. You will need to bring this evidence with you to

Coastline
housing

Get in touch
T: 01209 200230
E: home.ownership@coastlinehousing.co.uk
Visit our website: www.coastlinehomeownership.co.uk







your application interview. If you are unsure on what you will need to provide, please contact the Sales Team.

Residency (a, b or d) – evidence to cover the relevant period for yourself or close family member** · Full Credit report showing presence on the electoral roll - As you need to provide this to TMP as part of your financial assessment, this is the easiest way to prove criteria a or b · Utility bills - One from each year required · Council tax bills · Bank/credit card statements - One from each year required · State benefit book or receipts showing rent paid · Payslips showing home address - One from each year required · Written certification from either a solicitor/social worker/probation officer/inland revenue officer/police officer/teacher or doctor **Please note that if you are using a family connection, you will also need to provide proof of family connection such as birth or Marriage certificates and change of name documentation if applicable. Employment (c) – evidence to cover the relevant Local Connection period · Payslips showing employers address · Employer's letter confirming length and terms of employment (including hours worked if applicable

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- C

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

MATHER
PARTNERSHIP