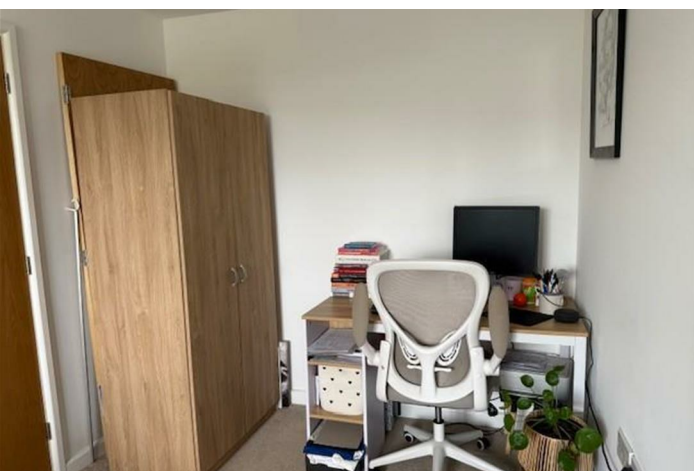
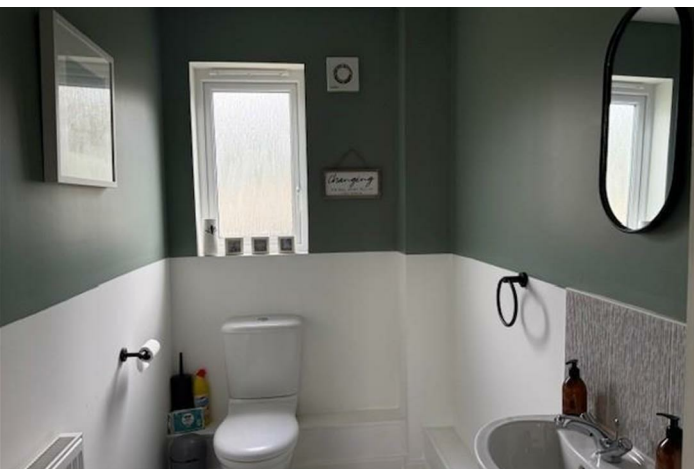


18 Gwel Trenoweth
Redruth, TR16 4EY



MATHER
PARTNERSHIP





18 Gwel Trenoweth Redruth, TR16 4EY

Two-bedroom semi-detached house with garden

On entering the property, you find yourself in a useful entrance hallway with stairs leading to the upper floor and a door leading to the open plan Lounge, Dining & Kitchen area - 24' 7" x 11' 2" (7.51m x 3.41m). The lounge has been finished with a grey carpet and a grey feature wall. The kitchen comprises a range of upper and lower kitchen units finished in warm white with brushed chrome-effect handles. It comes with space and plumbing for a washing machine, oven, hob and extractor fan and room for an upright fridge-freezer. A half-glazed door leads to the rear garden.

Off this area, you will find a WC/Cloakroom 6' 6" x 4' 7" (1.99m x 1.41m) and an understairs cupboard. Upstairs, there is a central landing area with an access hatch to the loft and doors off to BEDROOM 14' 11" x 9' 2" (4.55m x 2.80m), double-size with integrated cupboard, media points and window overlooking the front of the property. Beige carpet and navy feature wall, along with media points.

BEDROOM 14' 11" x 7' 6" (4.57m x 2.31m) - another double room with beige carpet, green feature wall and media points. The window overlooks the rear garden.

The BATHROOM 6' 8" x 3' 4" (2.05m x 1.02m) has been fitted with a classic white suite, with a mixer shower over bath and glass shower screen. The current owners have replaced the sink with a modern square integrated sink with mixer taps and a grey cupboard.

Externally - This home benefits from two designated parking spaces and a front and rear garden. The rear garden has been laid to lawn with two paved areas and a garden shed. The front garden is laid to lawn with pathways.

Overall, this property has been maintained and finished to a high standard and is ready to move into.



The Mather Partnership, Offices in Helston & Hayle

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

| www.thematherpartnership.co.uk

Particulars

Full Market Price: £210,000

Minimum Share Available: 45% (£94,500)

Monthly Rent: 232.97

Service Charges: £4.86

Business Insurance: £11.85

EPC Rating: B

Council Tax Band: B

Tenure: Leasehold

Lease Length: 96 years

Key Features

- Two Bedroom Semi-Detached
- Gas-Fired Heating
- Front & Rear Garden
- Fitted Kitchen
- Ground Floor w/c
- Two Parking Spaces
- Fully Carpeted
- Shared Ownership 45% Share Minimum

Lease Information

Lease Length: 96 Years

Eligibility

As part of your application for you are required to hold a local connection to the Town of Redruth or County of Cornwall.

The local connection requirements are outlined within a planning document issued by Cornwall Council called a "Section 106 Agreement", which is unique to each new development.

Coastline Housing are responsible for approving your local connection and we will need to have all evidence of this before an offer of a property will be made.

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

(a) being permanently resident therein for a continuous period of at least 12 months immediately prior to Advertising and that residence is of their own choice; or

(b) being formerly permanently resident therein for a continuous period of five (5) years; or

(c) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein immediately prior to Advertising; or

(d) 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 Advertising; or

(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 Town" means the town of Redruth within the County

*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







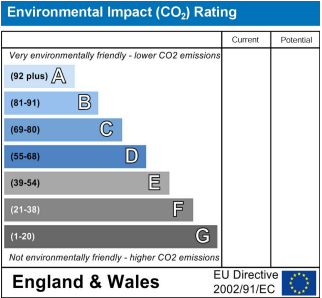
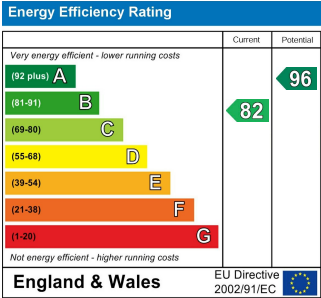
Coastline housing

Get in touch

T: 01209 200230

E: home.ownership@coastlinehousing.co.uk

Visit our website: www.coastlinehomeownership.co.uk



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 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

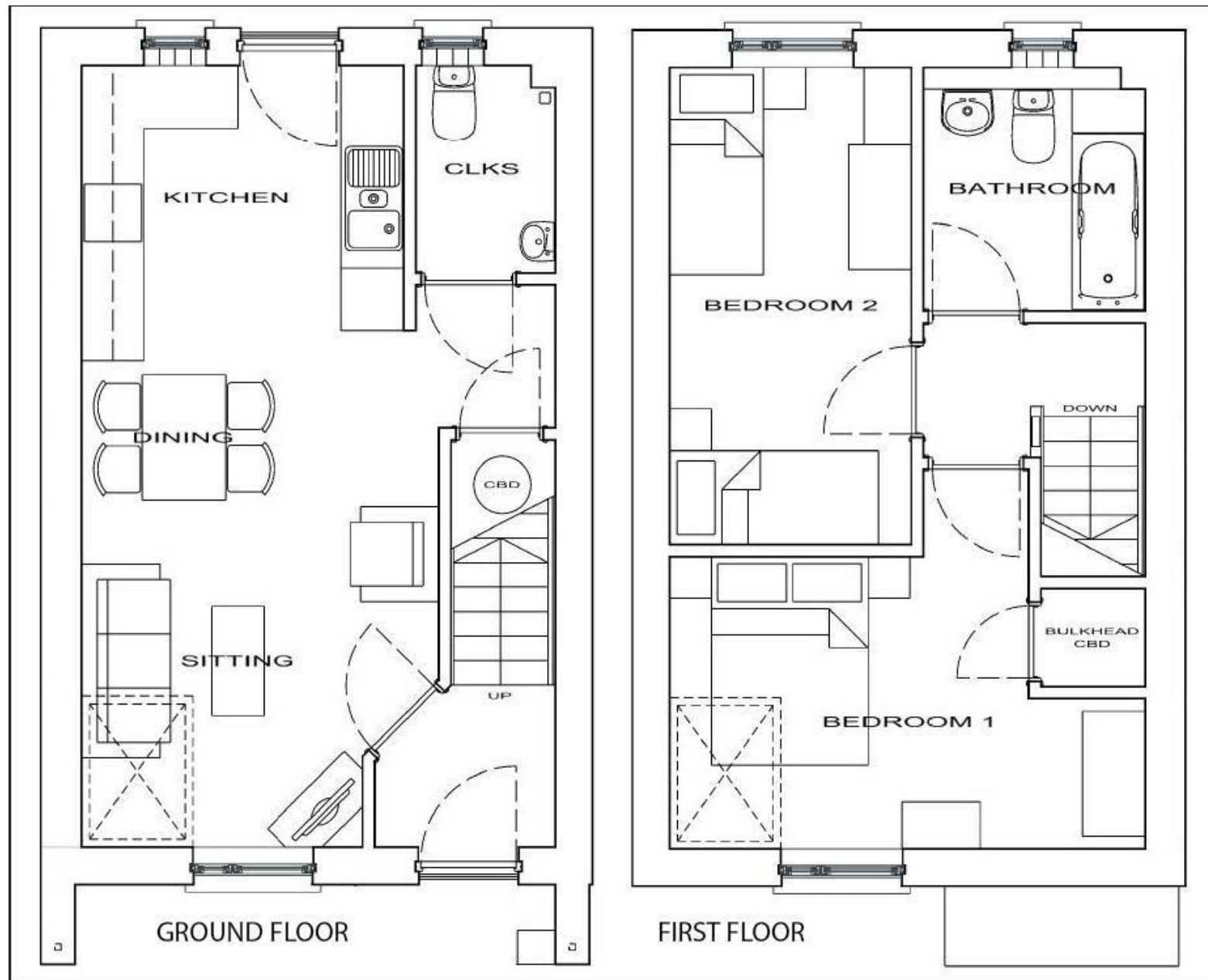
**Please note that if you are using a family connection, you will also need to provide proof of family connection such as birth or Marriage certificates and change of name documentation if applicable.

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)

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".



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.

