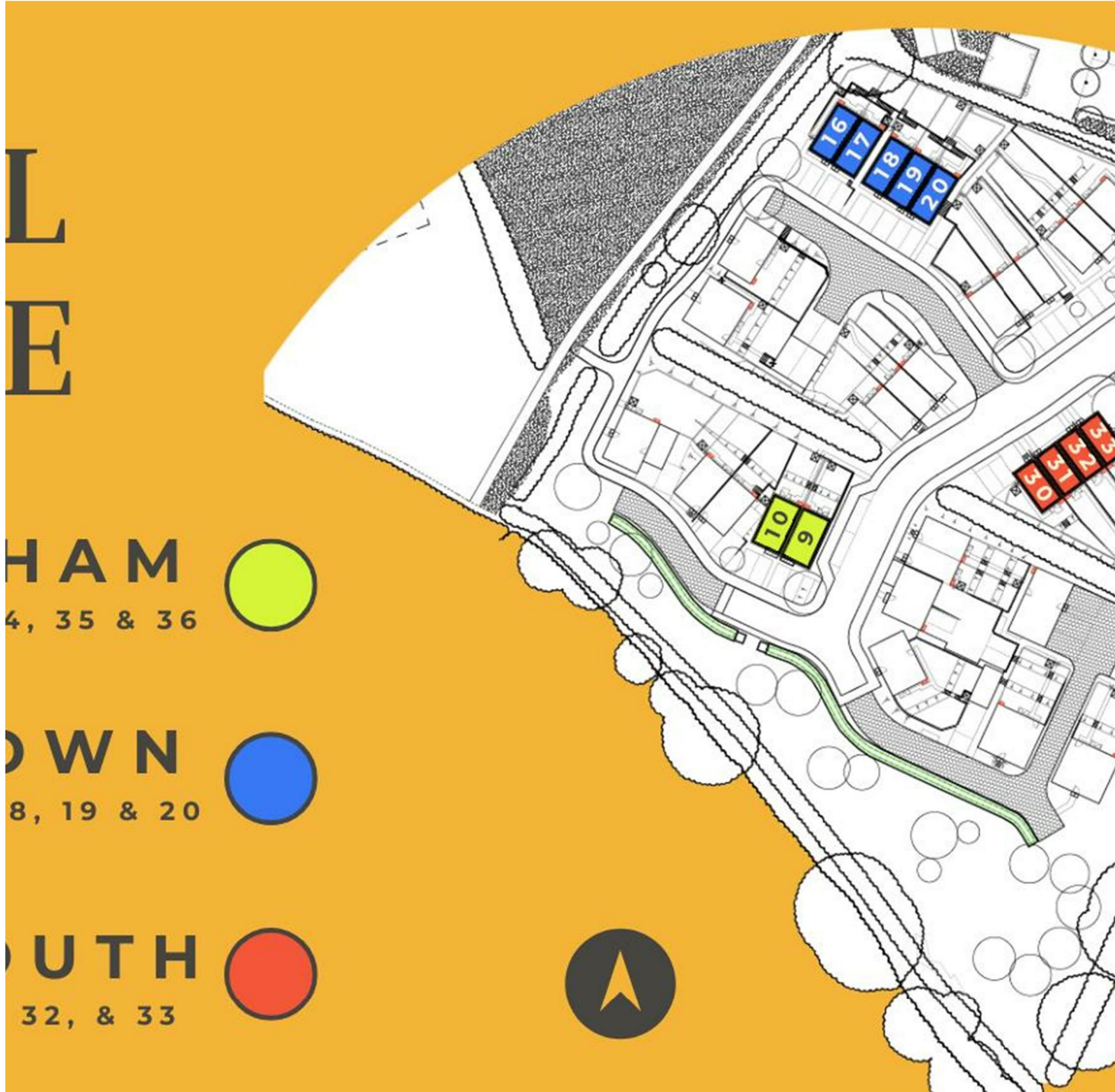


# Alnmouth Fal Bre

## Falmouth, TR11 5ZE









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Coastline are bringing 14 brand new shared ownership homes to Falmouth!

If you have already registered your interest on Share to Buy you will have received an email from [soapplications@coastlinehousing.co.uk](mailto: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.

Fal Bre features one, two and three-bedroom houses, all equipped with air source heat pump heating, a rear private garden and one or two parking spaces (with one space offering 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 35% - 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 Fal Bre, 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](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

Figures

OMV: £235,000  
Example share: 35%  
Example share value: £82,250  
Example rent PCM: £318.23  
Buildings insurance: £11.10  
Service charges: £17.01

The shares available for the homes under this scheme range from 35% 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.

Particulars

Council Tax Band: TBC  
EPC Rating: TBC  
Tenure: Leasehold  
Lease Length: 999 years

Key Features

IN THE KITCHENS

Hacienda kitchen units by Symphony in Nordic Blue

Farmhouse Oak worktop by Symphony

Matt Nickel soft formed handles

Integrated stainless steel oven with hob and chimney hood

Single bowl stainless steel sink with mixer tap


IN THE BATHROOMS

1,700 x 700mm acrylic bath with single bath pillar taps

Thermostatic shower over bath

Armitage Shanks Sandringham 21 basin

Clay - Rockfall (Matt Finish) tiles by Johnson Tiles

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

GENERAL FEATURES

Turfed rear garden with lockable shed on concrete base

One or two parking spaces (with one space offering EV charging capability). Carefree Ultra carpets in Gusher to the habitable rooms

Charles Church Premium Range vinyl flooring to the kitchen and bathrooms in Baileywood

FTTP

Air Source Heat Pump

**Approximate Dimensions**

Living Room: 3.96m x 4.22m

Kitchen: 2.22m x 3.38m

Bedroom One: 3.95m x 2.90m

Activity Room: 3.95m x 2.27m

Bathroom: 1.81m x 2.07m

W/C: 1.04m x 1.65m

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.

