

Ocean Rise
Scredda
St. Austell
PL25 5RL

40% Shared ownership
£102,000

- 40% SHARED OWENERSHIP
- TWO ALLOCATED PARKING SPACES
- ENCLOSED REAR GARDEN
- STAIRCASING UP TO 100%
- COUNCIL TAX BAND B
- THREE BEDROOM SEMI DETACHED
- 88 YEARS REMAINING ON THE LEASE
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION







Millerson
Part of Smart Property Group

Tenure - Leasehold
Council Tax Band - B
Floor Area 893.40 sq ft



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PROPERTY DESCRIPTION

Situated within the popular residential area of Scredda, on the outskirts of St Austell, this well-presented three-bedroom semi-detached home offers spacious family accommodation, two allocated parking spaces, and an enclosed rear garden.
The property provides comfortable modern living and is ideally suited to those looking to get onto the property ladder through Shared Ownership.

LOCATION

Situated in Scredda on the edge of St Austell town which benefits from everyday basic amenities, including convenience stores, primary schools, secondary schools , and a wider range of amenities.

ACCOMMODATION

Ground Floor
Living Room
Kitchen/Diner
Cloakroom
First Floor
Landing
Bedroom 1
Bedroom 2
Bedroom 3
Family Bathroom
Exterior
Enclosed Rear Garden
Two Allocated Parking Spaces

SHARED EXAMPLE

Full market value is £255,000
Share price is 40% £102,000
Monthly rent from 1st April 2026 £323.34
Monthly service charge from 1st April 2026 £79.08

*Staircasing up to 100%

SECTION 106 RESTRICTION

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of Treverbyn, and a full financial assessment to ensure that the property is affordable and sustainable for you. Our financial assessments are carried out by The Mortgage People (TMP). For more information on TMP please visit their website at tmpmortgages.co.uk.
The local connection requirement may 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.
If you wish to submit an application, please contact TMP in the first instance to carry out a full financial assessment to establish affordability. https://tmpmortgages.co.uk/
Properties are allocated on a first come first serve basis subject to meeting the requirements of the s.106 and demonstrating affordability.

TENURE

This property is leasehold with 88 years remaining on the lease.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: B
Tenure: Shared Ownership
Lease length: 87 years remaining (99 years from 2014)
Service charge: £714.6 pa
Shared ownership - ownership percentage: 40%
Property type: House
Property construction: Standard construction
Energy Performance rating: C
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Electricity-powered central heating is installed.



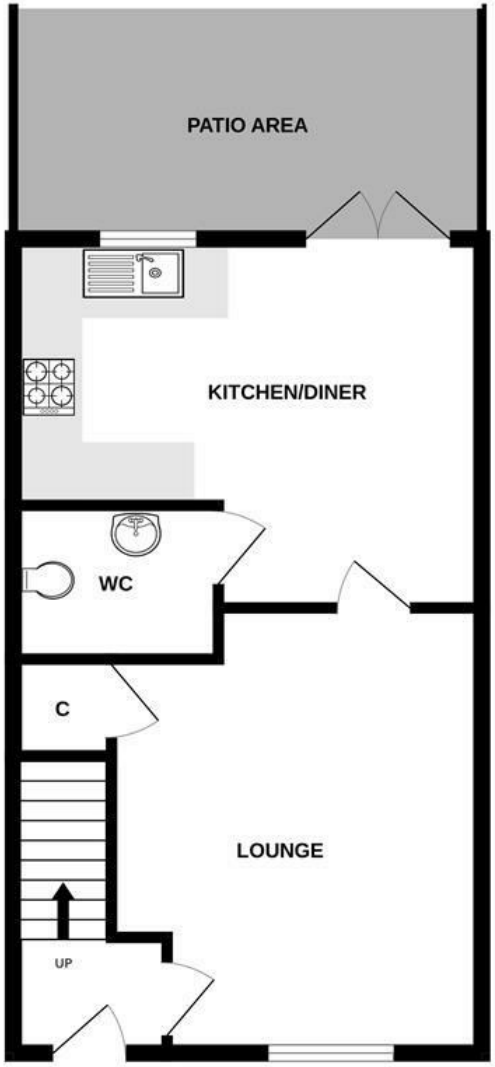




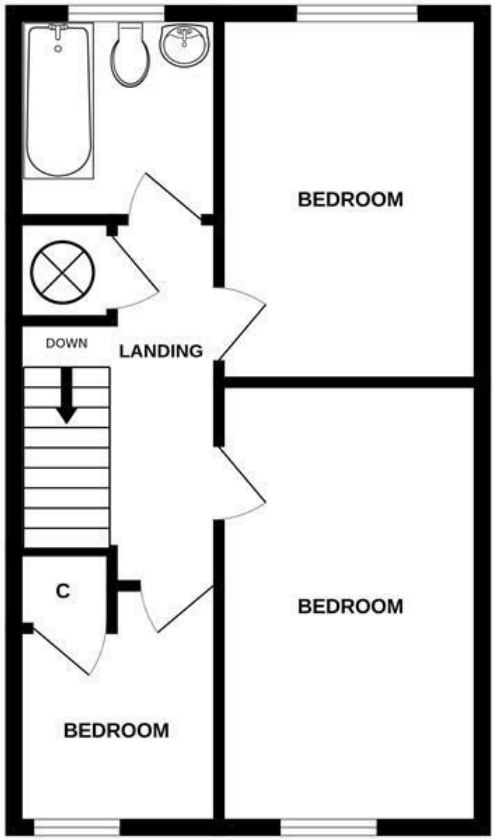
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good
Parking: Allocated
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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