

54 Roundhouse Way
Helston, TR13 8WL





54 Roundhouse Way Helston, TR13 8WL

Coastline Housing is pleased to present this well-maintained 2-bedroom end terraced property on the outskirts of Helston.

This property is situated in the top corner of the development and backs onto farmers' fields. It comes with two bedrooms, open plan living, dining and lounge, a downstairs WC and a family bathroom.

On entering the property, you come to a useful entrance hallway (1.89m x 1.55m) with stairs leading to the first floor and a door into:

Open Plan Lounge, Kitchen Diner (7.61m x 4.66m) a great space for lounging dining and cooking. The kitchen has been finished with coffee coloured upper and pale grey lower cabinets with a wood effect worktop and complimentary oak effect vinyl flooring. The kitchen has space for a fridge freezer, space and plumbing for a washing machine and space for either an undercounter fridge or a dishwasher. The

lounge and dining area are fully carpeted in grey. The lounge features entertainment points and a double-glazed window overlooking the front of the property. Under the stairs, off the kitchen, you will find a useful storage cupboard and the downstairs WC/cloakroom (2.04m x 1.43m) fitted with a white WC and wash hand basin. On the first floor, you will find two double bedrooms and the family bathroom.

Family Bathroom (2.24m x 1.98m) fitted with a classic white suite with a shower over the bath. Bedroom 1 (4.66m x 2.86m). This room overlooks the front of the property and has useful storage over the stairs, storage and entertainment points. Bedroom 2 (4.65m x 2.33m) is currently set up as an office but can easily house a double bed. Features views over the rear of the house to the fields and the entertainment point.



The Mather Partnership, Offices in Helston & Hayle

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



Applications

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.

Particulars

FMV: £225,000
59% Minimum Share: £132,750
Rent PCM: £184.78
Service Charge PCM: £17.16
Buildings Insurance PCM: £11.85
Council Tax Band: B
EPC rating: B
Tenure: Leasehold
Lease length: 118 years

Key Features

End terrace two bedroom home

Enclosed rear garden

Two parking spaces

Modern bathroom

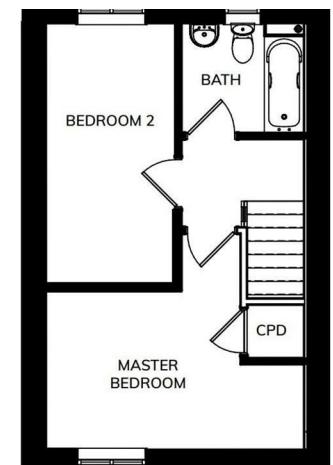
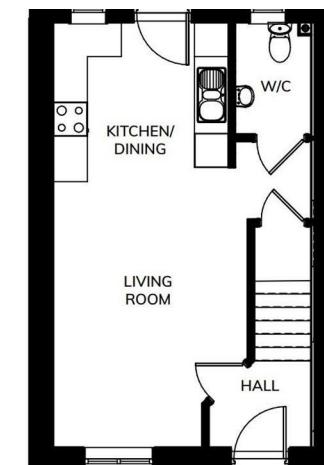
Lease Information

Lease Length: 118 Years

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





Coastline
housing

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

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | 95 | |
| (81-91) | B | 82 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

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.

