



Walters Close

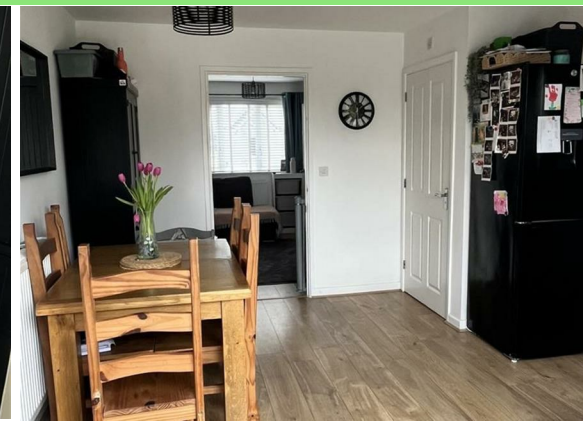
Leedstown

Hayle

TR27 6FB

40% Shared ownership
£102,000

- TWO WELL PROPORTIONED BEDROOMS
 - PARISHS OF CROWAN ELIGIBLE
- STAIRCASING UP TO 100%
- POPULAR RESIDENTIAL LOCATION
- ENCLOSED REAR GARDEN
- CONNECTED TO ALL MAINS SERVICES
 - PERFECT FIRST HOME
 - DRIVEWAY PARKING
- PLEASE SCAN QR CODE FOR ALL MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 807.00 sq ft



PROPERTY DESCRIPTION

This is a 2 bed semi-detached house, Situated close to the centre of Leedstown. This property benefits from 2 bedrooms, private driveway for two vehicles and an enclosed rear garden.

LOCATION

Walters Close is situated close to the centre of Leedstown. The village provides a limited range of amenities and facilities including a primary school & pub/restaurant. A full range of amenities and facilities can be found in the nearby towns of Hayle or Camborne, which both have good transport links via mainline train stations.

ACCOMODATION

Accommodation Offers:

Ground Floor
Living Room
Kitchen/Diner
Cloakroom

First Floor
Landing
Bedroom 1
Bedroom 2
Family Bathroom

Exterior
Enclosed Rear Garden
Driveway Parking

SHARE EXAMPLE

Share price: 40% share £102,000
Full price: £255,000
Monthly rent: £308.69
Monthly service charge: £48.65

*monthly rent and service charge subject to annual review.

*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 parishes of Crowan, Gwinear/Gwithian, St Erth, Breage, Sithney or Wendron 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

It is a leasehold property with 88 years remaining on the lease.

MATERIAL INFORMATION

Verified Material Information

Costs & tenure

Tenure: Leasehold
Lease length: 88 years remaining (99 years from 2015)
Service charge: £48.65 a month
Shared ownership: 40% owned
Council tax band: A
EPC rating: C

The building

Semi-detached house, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None

Services

Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Electricity central heating
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 ok, Vodafone ok, Three good, EE good
Parking: Driveway

Risks & restrictions

Not a listed building
Not in a conservation area
No tree preservation order
Non-coal mining area: yes

All information is provided without warranty. Contains HM Land Registry



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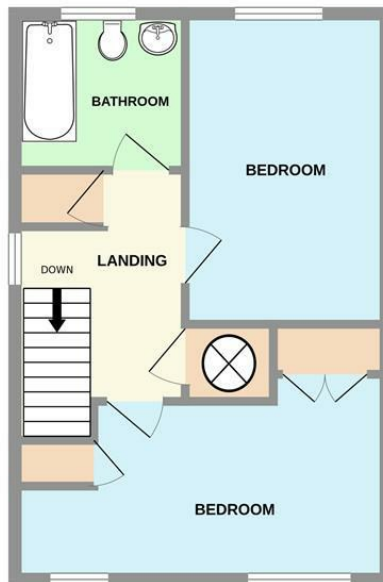
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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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| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 82 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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1 Market Street

St Austell
Cornwall

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www.millerson.com

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