Harvenna Heights
Fraddon
St. Columb
TR9 6FX

50% Shared Ownership
£110,000

- COUNTY APPLICANTS NOW ELIGIBLE
- 50% SHARE - STAIRCASING UP TO 100%
- TWO ALLOCATED PARKING SPACES
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- GREAT LINKS TO THE A30
- AIR SOURCE HEAT PUMP
- COUNCIL TAX BAND B
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION

Millerson
Part of Smart Property Group

Tenure - Leasehold

Council Tax Band - B

Floor Area 807.30 sq ft

2

1

1

81

PROPERTY DESCRIPTION

This attractive mid-terraced home is situated in the popular village of Fraddon and offers flexible accommodation throughout. Originally a two-bedroom property, one of the bedrooms has been subdivided to create a third room, providing additional living or working space. The property also benefits from an enclosed rear garden and allocated parking.

LOCATION

Harvenna Heights is situated in the village of Fraddon, which benefits from everyday amenities and facilities including pubs, restaurants, doctors and shops. The village also has good access links to the A30.

ACCOMMODATION OFFERS

Ground Floor
Living Room
Kitchen/Diner
Downstairs W/C
First Floor
Landing
Bedroom 1
Bedroom 2
Family Bathroom
Exterior
Enclosed Rear Garden
Allocated Parking

EXAMPLE SHARE

Share price: 50% share £110,000
Full price: £220,000
Monthly rent: £244.83
Monthly service charge: £49.85

Additional shares available subject to affordability
*monthly rent and service charge subject to annual review
*Staircasing up to 100%

SECTION 106 RESTRICTIONS

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the County of Cornwall along with a full financial assessment to ensure that the property is affordable and sustainable for you.

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.

Properties are allocated on a first come first serve basis subject to meeting the requirements of the s.106 and demonstrating affordability.

LEASE DETAILS

There are 90 years remaining on the lease.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Leasehold
Lease length: 90 years remaining (99 years from 2017)
Service charge: £50/year
Shared ownership: 50% owned
Council tax band: B
EPC rating: B
The building
Mid-terrace house, standard construction
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Electricity central heating
Heating features: Double glazing and air source heat pump
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Off Street and Allocated
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL337208):

- The owner cannot sell or transfer the property without obtaining a certificate from the landlord. This certificate confirms that the owner has followed specific rules (Clause 3.21) set out in the lease.
- The lease contains restrictions on 'alienation', which is a legal term meaning the owner's ability to sell, sub-let, or share the property with others is limited.
- The owner is under a legal obligation to give up (surrender) the lease back to the landlord if certain specific circumstances described in the lease occur.
- There are restrictive covenants (legal promises not to do certain things on the land) contained in a 2016 deed involving the local council.
- The ownership does not include any mines or minerals (like stone or metals) under the ground. A previous owner from 1908 kept these rights and has the power to enter the land to dig for them, though they must pay for any damage they cause to the surface or buildings.

Non-coal mining area: yes

All information is provided without warranty.

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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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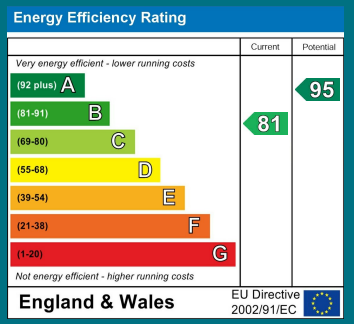
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