



Miners Way

St. Agnes

TR5 0AF

Asking Price £135,000

- 35% SHARED OWNERSHIP
- STAIRCASING UP TO 100%
- ALLOCATED PARKING & GARAGE
- THREE WELL PROPORTIONED BEDROOMS
- ENCLOSED REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- GREAT LINKS TO THE A30
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PERFECT FIRST HOME
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
Part of Smart Property Group

Tenure - Leasehold

Council Tax Band - B

Floor Area 785.77 sq ft



3



1



2



70

PROPERTY DESCRIPTION

This attractive three-bedroom end-terrace home is located in the highly sought-after village of St Agnes. The property offers three well-proportioned bedrooms, allocated parking, a garage, and a private enclosed rear garden, making it an ideal home for families, couples, or first-time buyers.

LOCATION

Situated in St Agnes, this property is within walking distance to the centre of the local village, which has a good range of local amenities and facilities. Truro city centre is also only a short drive away which has a much larger range of bars, restaurants, supermarkets and high street shops, The A30 is also within easy reach.

ACCOMMODATION

Ground Floor
Living Room/Diner
Kitchen
Downstairs W/C
First Floor
Landing
Bedroom 1
Bedroom 2
Bedroom 3
Family Bathroom
Exterior
Garage
Enclosed Rear Garden
Allocated Parking

SHARED EXAMPLE

Share price: 35% share £113,750
Full price: £325,000
Monthly rent: £503.49
Monthly service charge: £80.48
*monthly rent and service charge subject to annual review from 1st April 2027.
*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 St Agnes 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.

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

TENURE

There are 82 years remaining on the lease.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Leasehold
Lease length: 82 years remaining (99 years from 2009)
Service charge: £80/month
Shared ownership: 35% owned
Council tax band: B
EPC rating: C
The building
End-terrace house, standard construction
3 bedrooms, 1 bathroom, 2 receptions
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Electricity central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three ok, EE good
Parking: Garage, Off Street, and Driveway
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building

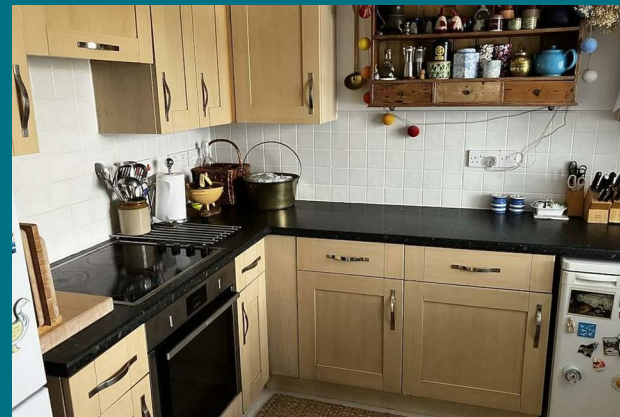


Not in a conservation area
 No tree preservation order
 Title register restrictions (CL270222):

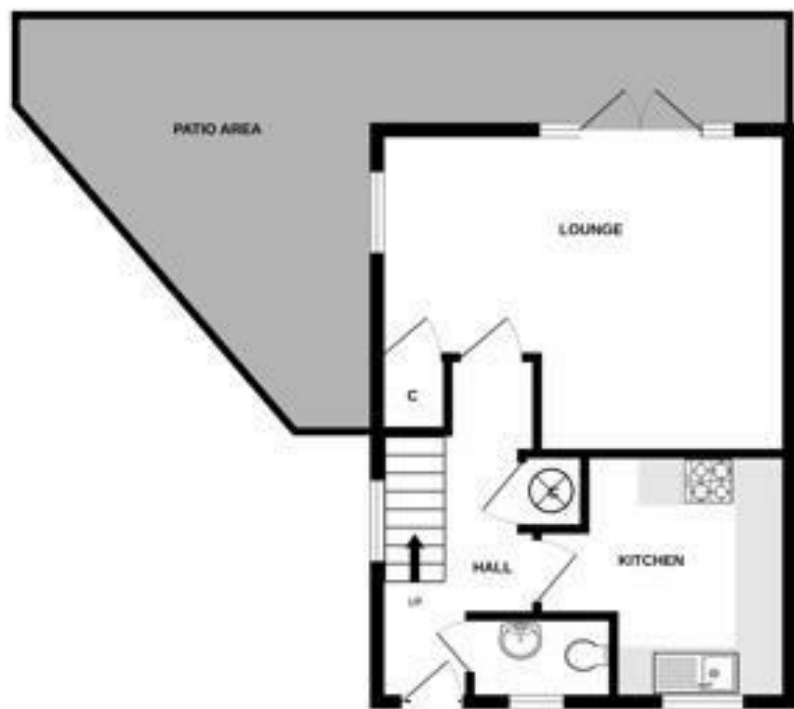
- The owner cannot sell or transfer the property (a process known as a disposition) without a certificate from the landlord or their lawyer. This confirms that certain rules in the lease have been followed.
- The lease contains rules that limit the owner's ability to sell or sublet the property (known as alienation) without following specific procedures.
- There is a requirement for the owner to offer to give back (surrender) the lease to the landlord under certain specific circumstances mentioned in the lease.
- Because the property is owned by more than one person, a single owner cannot sell the property on their own without a court order. This is a standard protection to ensure all owners' interests are looked after.

Non-coal mining area: yes

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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



While 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.

Made with Intropics 5/2025

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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Material Information**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		88
(69-80) C	70	
(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	