

Shared Ownership

Hedhas
Dowr

TREVEMPER, TR8 4QD

Shared Ownership

Plot 68

Full market price: £295,000

Share purchase price and percentage share offered: £118,000 (40% share)

Deposit: £11,800 (Usually 10% of the sale purchase price)

Reservation fee: £500

Rent: If you buy a 40% share, the rent will be: £368.75 a month

Service charge: There is no service charge to pay.

Estate charge: £24.16 a month

Building insurance: £28.36 a month

Management fee: £19.83 a month

Your total monthly payment for the rent and other charges described above will be: £441.10

Plot 72

Full market value £340,000

Share purchase price and percentage share offered £136,000 (40% share)

Deposit £13,600 (Usually 10% of the sale purchase price)

Reservation fee £500

Rent: If you buy a 40% share, the rent will be £425.00 a month.

Service charge: There is no service charge to pay.

Estate charge £24.16 a month

Buildings insurance: £28.36 a month

Management fee: £19.83 a month

Your total monthly payment for the rent and other charges described above will be: £497.35

Plot 71 & 73

Full market price: £345,000

Share purchase price and percentage share offered: £138,000 (40% share)

Deposit: £13,800 (Usually 10% of the sale purchase price)

Reservation fee: £500

Rent: If you buy a 40% share, the rent will be £431.25 a month.

Service charge: There is no service charge to pay.

Estate charge: £24.16 a month

Buildings insurance: £28.36 a month

Management fee: £19.83 a month

Your total monthly payment for the rent and other charges described above will be: £503.60

The examples shown are based on the purchase of a 40% share and are for illustrative purposes only. Shared ownership shares are available from 30% to 75% (subject to eligibility and availability). Purchasing a smaller or larger share will affect the deposit required, mortgage repayments, rent, and overall monthly costs.

Please refer to the key information and summary of costs documents attached to the listings for more in depth information about these shared ownership properties.

Specifications

Carpets included as standard throughout.

Cloakroom

- Tile splashback behind sink
- Vinyl floor covering

Kitchen

- Fitted kitchen with under pelmet lighting
- 38mm worktops with matching upstands
- White composite one & half bowl sink with mixer taps
- Glass splashback to hob
- Vinyl floor coverings
- Single electric oven, ceramic hob and electric hood
- Plumbing and electrics for washing machine/washer dryer/dishwasher within specified areas

Family Bathroom

- Floor mounted WC with hidden cistern.
- Wall hung hand basin in Open Market sale Pedestal in shared ownership properties
- Full height tiling to bath and half height tiling to sanitary ware
- Shower over bath
- Glass shower screen
- Shaver point
- Vinyl floor covering

En-suite

- Shower cubicle with thermostatic shower
- Full height tiles within shower cubicle
- Half height tiles to sanitary ware

Electrical

- TV socket to lounge, and all bedrooms where possible
- USB socket to kitchen, lounge and bedrooms
- BT socket and ethernet point to lounge
- Mechanical extract ventilation in kitchen bathroom, WC and en-suite

(Electrical continued)

- Recirculating fan with cooker hood to kitchen
- Mains operated smoke detectors with battery back up
- Fire alarm and misting fire safety system
- Recessed downlighters to kitchen
- External light to front door and rear
- PV panels

Decoration

- Internal walls emulsioned white
- All ceilings smooth finish – emulsioned white
- Internal woodwork coated with white gloss

Heating

- Air source heat pumps with underfloor heating to ground floor

Wardrobes

- Storage cupboard or wardrobe to master bedroom to include hanging rail

Windows

- UPVC double glazed windows

External

- Turf to front where applicable
- Turf to rear where applicable
- 1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)
- 450 x 450 grey riven patio slabs
- Paths 450mm x 450mm
- External tap
- One Allocated Parking Space with an EV Charger (Plots 61-63)

All homes are timber frame construction. Please refer to detailed working drawings for detailed construction information.

Please be aware that specification may vary depending on the plot and the house type. Please refer to working drawings. Treveth homes reserves the right to alter the specification as required throughout the build process.

Images used are from a similar house type and are for illustrative purposes only

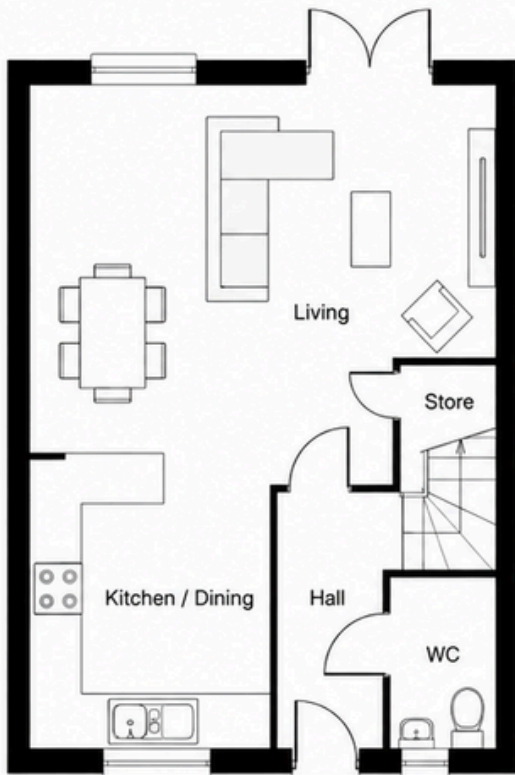


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Floorplan

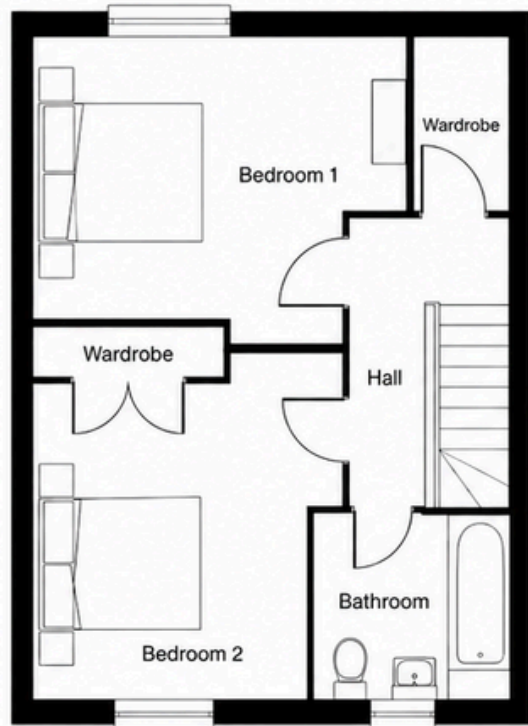
Plot 68

PLOT 68 – HT07



GROUND FLOOR

Kitchen / Dining	5.13m x 3.01m (16'10" x 9'11")
Living	4.51m x 3.26m (14'10" x 10'8")
WC	1.25m x 1.87m (4'1" x 6'2")
Store	1.87m x 1.02m (6'2" x 3'4")



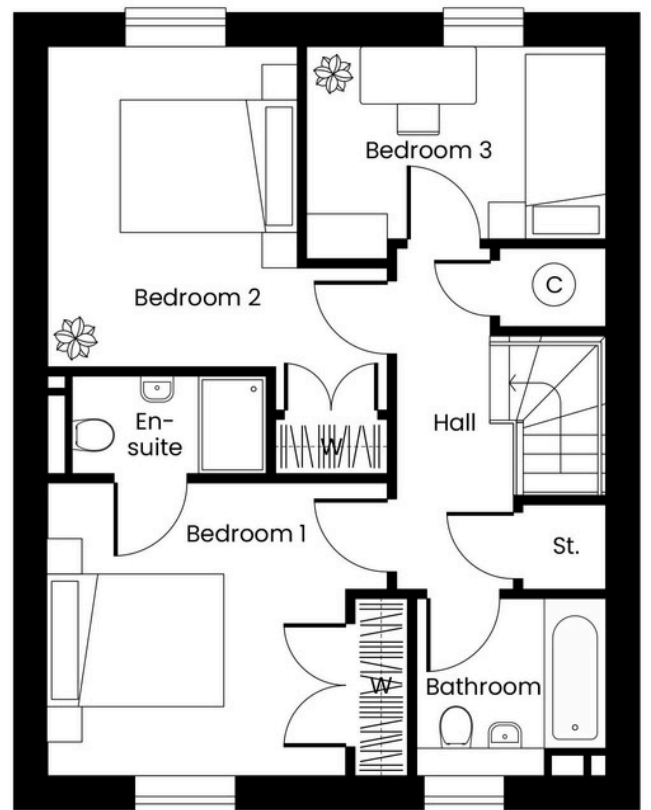
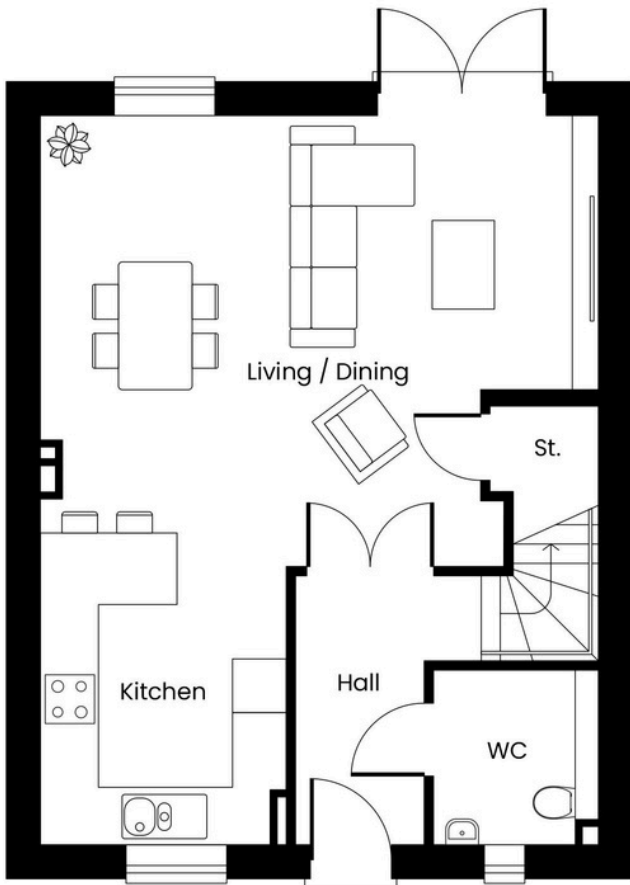
FIRST FLOOR

Bedroom 1	4.66m x 2.81m (15'3" x 9'3")
Bedroom 2	3.13m x 3.35m (10'3" x 11'0")
Bathroom	2.40m x 1.88m (7'10" x 6'2")
Wardrobe 1	1.84m x 1.00m (6'0" x 3'3")
Wardrobe 2	0.89m x 1.95m (2'11" x 6'5")

GIA 83.0m² (893 sqft)

Floorplan

Plot 71, 72, 73



GROUND FLOOR

Kitchen	2.78m x 3.05m (9'1" x 10'0")
Living / Dining	6.27m x 5.13m (20'6" x 16'9")
WC	1.86m x 1.98m (6'1" x 6'5")

FIRST FLOOR

Bedroom 1	3.32m x 3.30m (10'10" x 10'9")
Bedroom 2	2.77m x 3.63m (9'1" x 11'10")
Bedroom 3	3.39m x 2.41m (11'1" x 7'10")
Bathroom	2.15m x 2.00m (7'0" x 6'6")
En-suite	2.20m x 1.10m (7'2" x 3'7")

GIA 104.2m² (1121sqft)

Site Plan

Tenure Key

- Open Market Rent
- Affordable Rent
- Shared Ownership
- Open Market Sales



House Types - Key

- Maenporth - 3 bed house
- Charlestown - 2 bed courtyard house
- Fistral - 1 bed apartment
- Talland - 4 bed townhouse
- Lamorna - 3 bed house
- Gwynver - 2 bed house
- Polzeath - 3 bed mew house
- Tolcarne - 2 bed apartment
- Sennen - 3 bed house

Hedhas Dowr

TREVEMPER, TR8 4QD

david ball
Agencies

David Ball Agencies
34 East Street
Newquay
Cornwall
TR7 1BH

Sales@dba.estate

01637 850850

Choice of finishes and fitments detailed in this specification are only available where stage of construction permits. Under the provisions of the Property Misdescriptions Act 1991 prospective purchasers are advised that the design dimensions quoted are approximate having been prepared from architect's working drawings. Variations may occur in construction due to the tolerances on materials or working practices. Purchasers should therefore satisfy themselves at the time of construction as to the actual finished dimensions. Elevation treatments, window arrangements and materials may vary from plot to plot. Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alterations could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development and delay construction. These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a Contract, and purchasers are advised to check salient details for themselves. Prior to exchange of contracts purchasers will be required to inspect the working drawing for the property they are purchasing and confirm that they are satisfied regarding the details.

