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Putting your home on the map

Lamorna Close, Connor Downs, Hayle

£130,000

Leasehold







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Property Introduction

Offering buyers the opportunity to acquire this lovely home with three bedrooms on a 50% shared ownership basis with Ocean Housing.

At ground floor level one will find the living room, kitchen/diner and cloakroom. The kitchen/diner has patio doors leading on to the fabulous large deck which is a great entertaining space. Upstairs there are three double bedrooms and the family bathroom.

To the front of the property there is allocated parking and the rear garden is fully enclosed making it both child and pet friendly.

Book your viewing appointment today!

Location

Connor Downs is a vibrant community, offering an excellent primary school and a well-renowned pub, making it an ideal location for families. Additionally, the village boasts a garage and a Spar shop for your everyday needs. The nearby town of Hayle is approximately two miles distant and here, one will find primary and secondary schooling, a great range of mainly independent shops, restaurants and cafes along with an 'Asda' superstore. Famed for its three miles of beach, Hayle has one of the best beaches in the South West bordered by the estuary and at low tide is nearly a quarter of a mile wide. There is a mainline Railway Station in Hayle which provides direct access to Truro and London Paddington or Penzance in the other direction.

ACCOMMODATION COMPRISES

Double glazed panel door to:-

ENTRANCE HALL

Stairs rising to first floor. Understairs storage cupboard. Doors to:-

CLOAKROOM

Fitted with a white suite comprising close coupled WC and wall mounted wash handbasin. Obscure double glazed window to front. Complementary wall tiling. Heated towel rail.

LIVING ROOM 17' 0" x 10' 6" (5.18m x 3.20m) maximum measurements into bay

Double glazed window to front. Television point. Laminate flooring. Radiator.

KITCHEN/DINER 20' 2" x 9' 0" (6.14m x 2.74m) minimum measurements

Fitted with a matching range of white wall and base cupboards with 'butchers block' style worksurfaces over. Space and plumbing for washing machine. Built-in stainless steel oven with hob inset to worksurface and extractor over. Space for fridge/freezer. Space for dishwasher. Single drainer acrylic sink unit with mixer tap over. Complementary wall tiling Double glazed window to rear. Double glazed French doors to rear garden. Radiator.
From entrance hall, turning stairs to:-

FIRST FLOOR LANDING

Access hatch with ladder to loft space. Doors to:-

BEDROOM ONE 14' 7" x 9' 1" (4.44m x 2.77m)

Double glazed window to rear. Radiator.

BEDROOM TWO 11' 3" x 10' 9" (3.43m x 3.27m) max. measurements

Double glazed window to rear. Radiator

BEDROOM THREE 9' 0" x 8' 6" (2.74m x 2.59m)

Double glazed window to front. Radiator.

BATHROOM

Fitted with a modern white suite comprising panelled 'P' shaped bath with mains fed shower and screen over, close coupled WC and wash handbasin inset to vanity unit. Obscure double glazed window to front. Heated towel rail.

OUTSIDE

To the front of the house there is a small front garden and allocated parking. The rear garden is fully enclosed and incorporates a large deck for those summer barbecues and a lawn. There is an external power point and garden tap.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTES

The Council Tax band for the property is band 'B'.
As part of the application process, you will need to be registered with the local Help to Buy agent (Help to Buy South). To apply please visit www.helptobuyagent3.org.uk
Buyer eligibility for shared ownership with Ocean Housing. In order to buy a home through shared ownership you will;
Have a household income that does not exceed £80,000 a year, or be a first-time buyer or have previously owned a home but can't afford to buy one now or are an existing shared owner looking to move.
This property is subject to a Section 106 Agreement (s.106) with a connection requirement to the county of Cornwall.
The criteria of a Cornwall connection
A) being permanently resident therein for a continuous period of at least three (3) years
(b) being formerly permanently resident therein for a continuous period of at least five (5) years
(c) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal or casual employment) therein for a continuous period of at least three (3) years
(d) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years and where there is independent evidence that the family member is in need of or can give support for the foreseeable future or on an ongoing basis.
A full financial assessment is required to ensure that the property is affordable and sustainable. This is part of this sale process.
Costs and charges:-
Share price: 50% - share £130,000. Full price: £260,000. Staircasing exists up to 80%. Assuming that 50% is owned then these would be:-
*Monthly rent from 1st October 2025: £317.75
*Monthly service charge from 1st April 2026: £37.23
*monthly rent subject to annual review from 1st October 2026
*monthly service charge subject to annual review.

LEASEHOLD INFORMATION

Being sold with the remainder of 99 Year lease which commenced 2008.

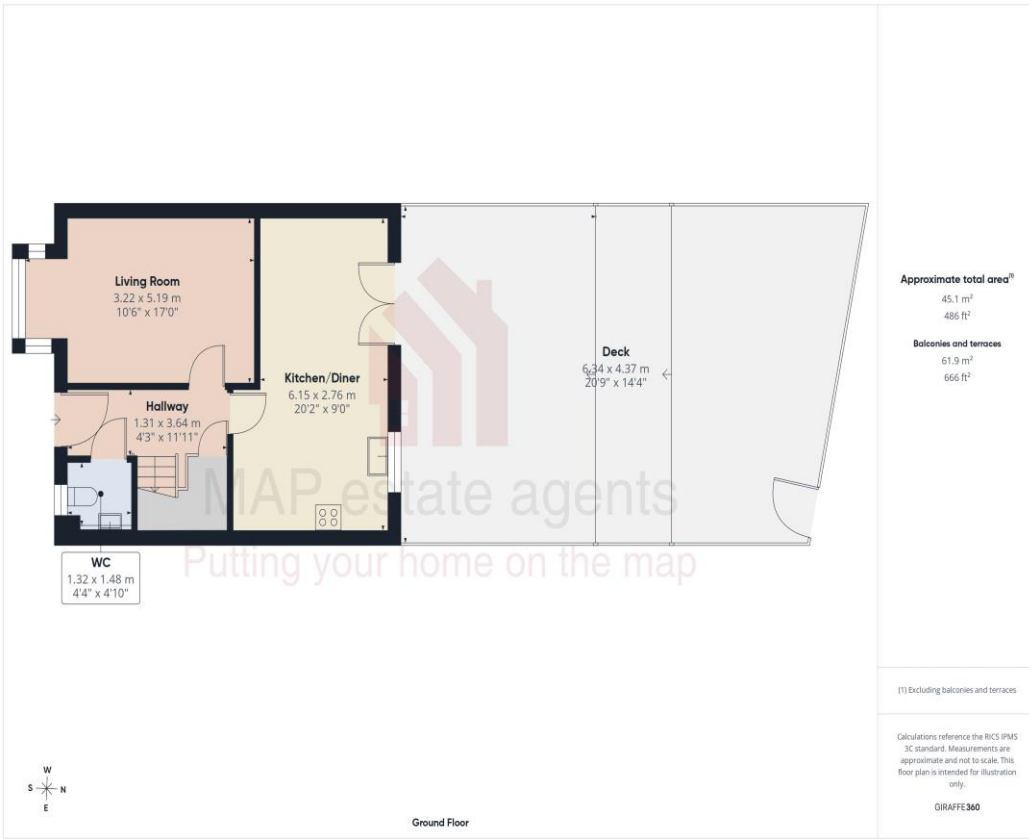














MAP's top reasons to view this home

- Three bedroomed terraced home
- Spacious lounge
- Generous kitchen/diner
- Gas central heating
- Double glazing
- Very well presented
- Ideal first time buy
- 50% Shared ownership scheme
- Section 106 Cornwall connection
- Allocated parking

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