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**17 Halwyn Avenue, Newquay TR8 5FS**

**£185,000**

A RARE OPPORTUNITY TO PURCHASE A 50% SHARED OWNERSHIP THREE BEDROOM HOME LOCATED WITHIN THE HIGHLY DESIRABLE COASTAL VILLAGE OF CRANTOCK THIS PROPERTY IS PRESENTED TO A SUPERB STANDARD AND HAS AN EXCEPTIONAL REAR GARDEN AND DRIVEWAY PARKING. OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Semi-Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

**FEATURES:**

- 50% SHARED OWNERSHIP THREE BEDROOM HOUSE
- HIGHLY DESIRABLE COASTAL VILLAGE LOCATION
- INCREDIBLY WELL PRESENTED
- DRIVEWAY PARKING FOR TWO CARS
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- AIR SOURCE HEAT PUMP
- NO ONWARD CHAIN
- RARE OPPORTUNITY TO PURCHASE A SHARED OWNERSHIP HOUSE
- CAN BE 100% STAIRCASED
- ALL APPLICATIONS VIA WESTWARD HOUSING

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

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## DESCRIPTION:

No. 17 at Halwyn Meadows is a beautifully presented semi-detached family home set on a generous plot within this exclusive development by award-winning local builders Legacy Properties. Located just minutes from the stunning Crantock Beach and only a short drive from Newquay, the property offers the perfect blend of coastal living and modern comfort.

The accommodation is bright, spacious, and thoughtfully designed throughout. A welcoming entrance hall leads to a stylish dual-aspect lounge, while the generous kitchen/diner opens directly onto the landscaped rear garden — ideal for entertaining and family life. Upstairs are three excellent double bedrooms and a contemporary family bathroom.

Built with efficiency in mind, the home benefits from an air source heat pump. Outside, the enclosed sunny garden is low maintenance and beautifully landscaped, with driveway parking for two cars.

With the remainder of a 10-year NHBC warranty, this is a rare opportunity to secure a nearly new shared ownership home in one of North Cornwall's most desirable coastal villages.

## ELIGIBILITY

To be eligible for Shared Ownership, you have to be:

Over the age of 18

Not currently own your property

And

Not earn more than £80000 (Total Household Income)

Meet the S106 Local Connection requirements (Where applicable)

You are required to occupy the property as your sole and principal home until it is sold

Please note there is a S106 local connection requirement on this property:

"Local Connection" Means a connection to the parish of Crantock within the County:

(a) Being permanently resident therein for a continuous period of at least three (3) years immediately prior to Advertising or

(b) Being permanently resident therein for a continuous period of five (5) years; or

(c) Having his or her place of work (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of at least three (3) years immediately prior to advertising; or

(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 immediately prior to Advertising

## IMPORTANT INFORMATION

Full Market Value: £370,000 (Three Hundred and Seventy Thousand Pounds)

Share to be Sold: 50%

Share Value: £185,000 (One Hundred and Eighty-Five Thousand Pounds)

Monthly Rent: £375.35

Monthly Service Charge: £28.95

APPLICATIONS VIA WESTWARD HOUSING.

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Hallway  
4.45m x 1.32m (14'7 x 4'4)

Kitchen Diner  
5.59m x 3.53m (18'4 x 11'7)

Lounge  
4.70m x 3.35m (15'5 x 11'0)

Cloakroom  
1.60m x 0.99m (5'3 x 3'3)

Bedroom 1  
4.47m x 3.28m (14'8 x 10'9)

Bedroom 2  
3.78m x 2.84m (12'5 x 9'4)

Bedroom 3  
2.67m x 2.62m (8'9 x 8'7)

Bathroom  
2.24m x 2.03m (7'4 x 6'8)

#### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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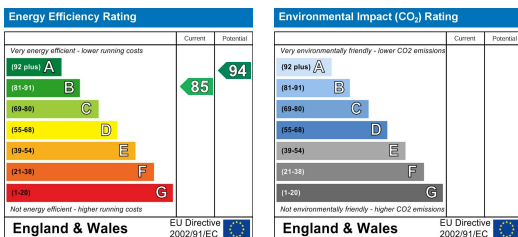
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**FLOORPLAN:**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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