



Poldory Meadows

Redruth TR16 5BY

**40% Shared ownership
£91,200**

- SECONDARY PARISHES NOW ELIGIBLE
- POPULAR RESIDENTIAL LOCATION
- PERFECT FIRST HOME
- STAIRCASING UP TO 100%
- CONNECTED TO ALL MAINS SERVICES
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING
- HIGHLY SOUGHT-AFTER VILLAGE OF CARHARRACK
- PLEASE SCAN QR CODE FOR ALL MATERIAL INFORMATION



 **Millerson**
Part of Smart Property Group

Tenure - Freehold Council Tax Band - A Floor Area sq ft



2



1



1



71

PROPERTY DESCRIPTION

A well-presented two-bedroom end-terrace home situated in the highly sought-after village of Carharrack, on the outskirts of Redruth. This attractive home offers spacious and well-maintained accommodation throughout, featuring a bright and welcoming living room/diner with patio doors opening onto a private enclosed rear garden. The property also benefits from two generously sized bedrooms, a modern family bathroom, driveway parking for one vehicle, and an additional allocated parking space opposite. Perfect for first-time buyers or those looking to enjoy village life, this lovely home combines comfort, practicality, and convenience.

LOCATION

Nestled in the charming village of Carharrack, this property enjoys a peaceful rural setting whilst remaining within easy reach of the amenities available in nearby Redruth. Residents can benefit from a range of local shops, cafés, restaurants, and schools, as well as excellent transport links, including easy access to the A30 and Redruth train station, providing connections throughout Cornwall and beyond.

ACCOMMODATION OFFERS

Ground Floor -
Living Room/Diner
Kitchen
Cloakroom

First Floor-
Landing
Bedroom 1
Bedroom 2
Family Bathroom

Exterior -
Enclosed Rear Garden
Allocated Parking

EXAMPLE SHARE

Share price: 40% share £91,200
Full price: £228,000
Monthly rent: £294.62
Monthly service charge: £57.66
*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 parishes of Carharrack, St Day, Lanner or Gwenap 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.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Shared Ownership
Lease length: 86 years remaining (99 years from 2013)
Service charge: £58/month
Shared ownership: 40% owned
Council tax band: A
EPC rating: C

The building

End-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
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three ok, EE good
Parking: 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 (CL303549):

- The owner cannot sell or transfer the property without a certificate from the landlord confirming that specific lease rules have been followed.
- The lease contains rules that limit the owner's ability to sell or sub-let the property (a process sometimes called alienation) without following certain procedures.
- The owner may be required to give up the lease (surrender it) under specific circumstances mentioned in the lease agreement.
- There are restrictive covenants, which are rules preventing certain actions, contained in the 2009 and 2012 transfer documents that limit how the land can be used.
- The property does not include ownership of any mines or minerals underground, and others have the right to work these if necessary without being required to support the surface of the land.
- The land is subject to historical rules from 1920 regarding the repair of shared items like roads, paths, and drains.

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.

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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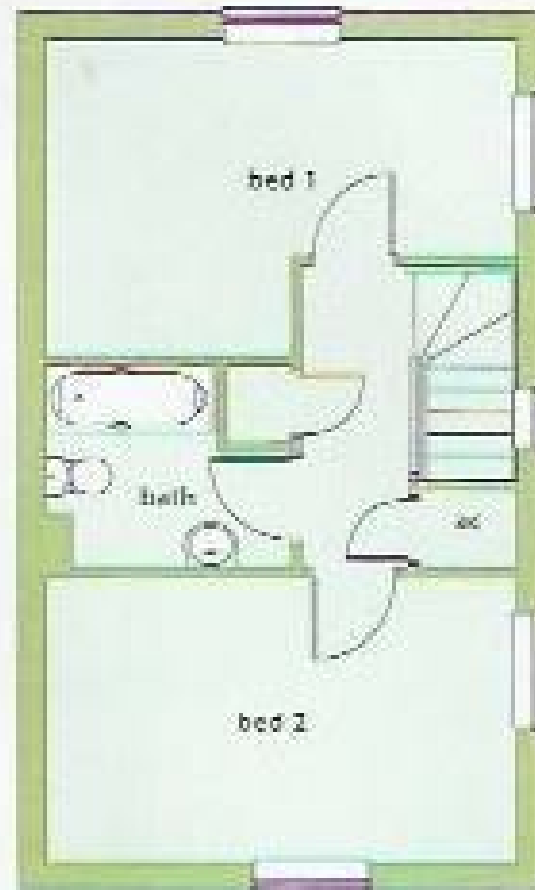
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Material Information**



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ground floor



first floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales		EU Directive 2002/91/EC