

Robert Rundle Way

Falmouth
TR11 5US

£40,500

- BRAND NEW PROPERTIES
- POPULAR VILLAGE LOCATION
- 10% SHARE
- LOW DEPOSITS
- GARAGE AND PARKING SPACE
- CONTACT US TODAY!

Creekside

Ocean
HOUSING



 **Millerson**
Part of Smart Property Group

Tenure - Leasehold

Council Tax Band -

New Build

Floor Area sq ft

Property Description

Welcome to Creekside...

Brand new Shared Ownership homes the coastal village of Mylor.

Local homes for local people!

DEPOSIT FROM AS LOW AS £1,325!

Location

Introducing Creekside; an exciting new shared ownership opportunity. Delivered by local developers, Gilbert & Goode, Creekside provides thoughtfully designed homes that combine modern living with the natural beauty and strong community feel that Mylor Bridge is known for. Situated just a short distance from the heart of the village, you'll enjoy access to local amenities including a shop, café, primary school, and scenic walking routes, as well as the nearby harbour yacht club. With the Carrick Roads and beautiful creeks on your doorstep, this is the perfect location for those who love coastal walks, sailing, and the outdoors. Nearby, Falmouth and Truro provide a wider a range of shops, restaurants and cultural attractions, alongside offering convenient transport links for commuting and exploring. If you're looking for a more affordable new home in one of Cornwall's most sought-after and tranquil village locations, our shared ownership homes at Creekside could be your ideal fresh start.

Section 106 Restrictions

To be eligible, applicants must be able to demonstrate a local connection to the Parish of Mylor in the first instance. To demonstrate a local connection, applicants need to:

- Have been a permanent resident in the area for at least 3 years immediately prior to applying
- Be in full time, permanent employment (not on a seasonal basis) within the area for at least 3 years immediately prior to applying
- Have a close family member (mother, father, brother, sister, son or daughter) who is currently a resident of the area and has been for at least 5 years immediately prior to applying, and where there is independent evidence that the family member is in need of, or can give support on an ongoing basis.

Have formerly been a permanent resident in the area for a continuous period of at least 5 years

Example Share

Full Market Value: £405000

Example Share: 10%

Example Share Value: £40,500

Example Rent (PCM): £759.38

Example Service Charge (PCM): £86.77

Lease Details

A 990-year lease will be granted upon completed.

Agents Note

*Shared Ownership is an exclusive product for local residents. Section 106 and staircasing restrictions may apply. Affordability is based on a financial assessment to determine the share percentage to be provided.

Home offers will be based on a review process, and on a first-come, first-serves basis, with priority given to local connection and affordability need. Whilst we endeavour to make our home descriptions accurate, they are for general guidance only and may be subject to change throughout the build process.

Shared ownership homes are sold as leasehold.



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All CGI images are for illustrative purposes only and should not be relied upon. These are subject to change and may not be accurate.

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

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: staustell@smartmillerson.co.uk

T: 01726 72289

www.millerson.com

Scan QR Code For
Material Information



Scan
me!

Computer generated images, photographs and floor plans are not to scale and are for illustrative purposes so shouldn't be relied upon.
All dimensions indicated are approximate. Plots may be a handed version of that shown. Specifications are subject to availability and may change. Finishes, materials, boundary and elevation treatments, parking arrangements and external spaces may vary from those shown. Speak to a sales advisor for more information.

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		
England & Wales		EU Directive 2002/91/EC