



Mowhay Meadow

Fraddon

St. Columb

TR9 6FW

**40% Shared ownership
£104,000**

- SHARED OWNERSHIP
- 40% SHARE - STAIRCASING UP TO 100%
- POPULAR VILLAGE LOCATION
- ALLOCATED PARKING
- ENCLOSED GARDEN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
Part of Smart Property Group

Tenure - Leasehold

Council Tax Band - B

Floor Area 979.00 sq ft



3



1



1



76

PROPERTY DESCRIPTION

This is a 3 bedroom semi detached house, situated in the popular village of Fraddon. This property benefits from enclosed garden to the rear and allocated parking.

LOCATION

Mowhay Meadow is situated in a small cul-de-sac in the village of Fraddon, which benefits from everyday amenities and facilities including pubs, restaurants, doctors and shops. The village also has good access links to the A30.

SECTION 106 RESTRICTIONS

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of St Enoder along with a full financial assessment to ensure that the property is affordable and sustainable for you.

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.

ACCOMMODATION

Ground Floor
Living Room
Kitchen/Diner
Downstairs W/C

First Floor
Landing
Bedroom one
Bedroom two
Bedroom three
Family Bathroom

Exterior
Enclosed Rear Garden
Allocated Parking

SHARE EXAMPLE

Share price: 40% share £104,000

Full price: £260,000

Monthly rent: £325.06

Monthly service charge: £52.10

*monthly rent and service charge subject to annual review

TENURE

Leasehold with 86-years remaining on the lease.

Additional shares available subject to affordability

*monthly rent and service charge subject to annual review

*Staircasing up to 100%

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Leasehold

Lease length: 86 years remaining (99 years from 2013)

Service charge: £625/year

Shared ownership: 40% owned

Council tax band: B

EPC rating: C

The building

Semi-detached house, standard construction

3 bedrooms, 1 bathroom, 1 reception

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Electricity central heating

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Allocated

Not in a controlled parking zone

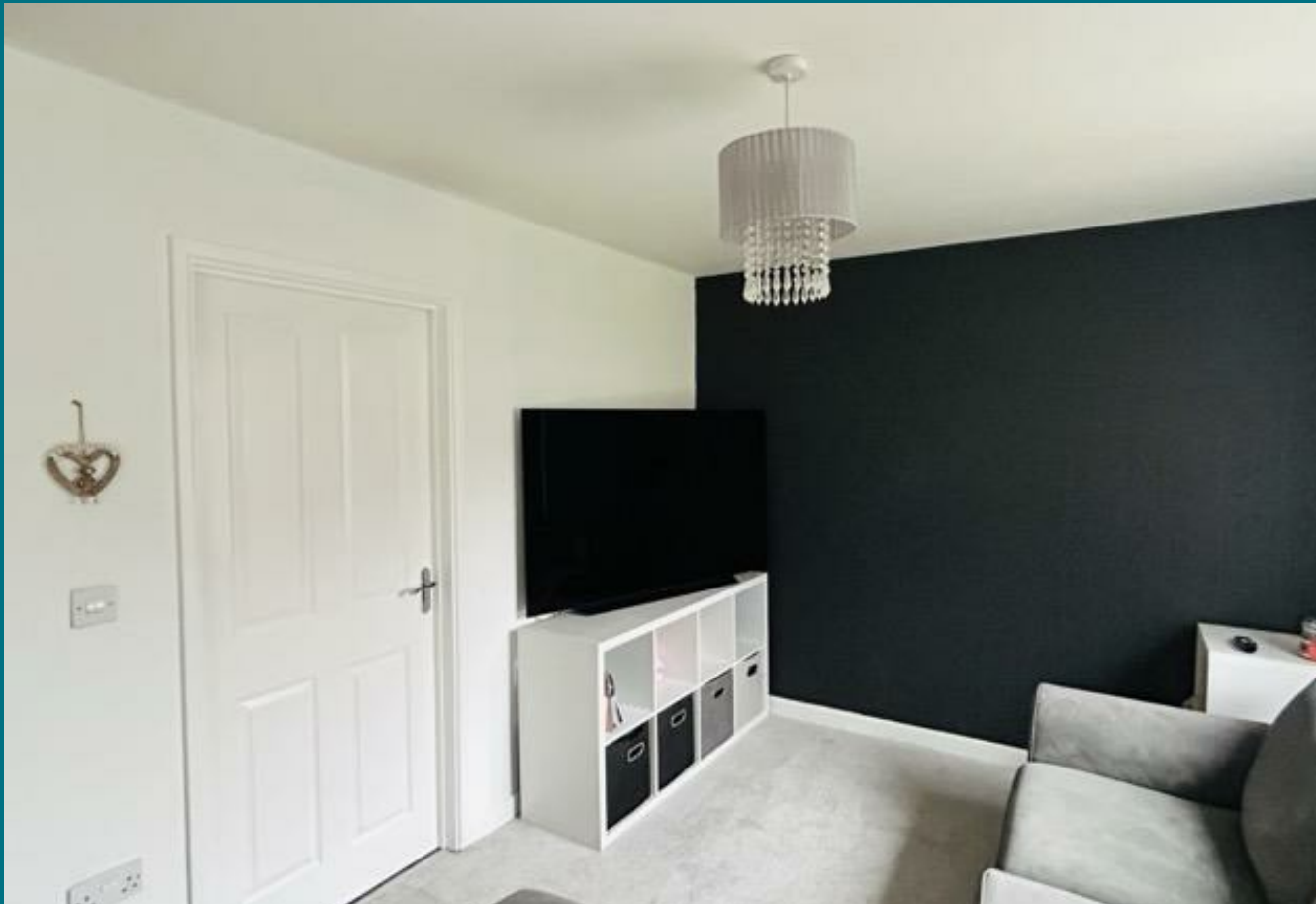
No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order



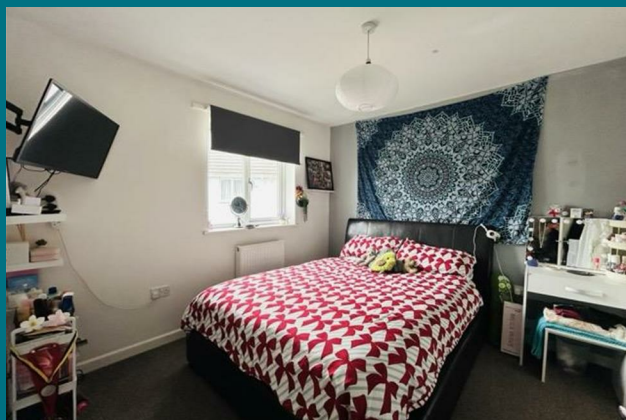
Title register restrictions (CL303223):

- The owner cannot sell or transfer the property on their own without a court order or unless they are part of a trust corporation; this is a common rule to protect the interests of joint owners.
- The owner cannot sell or transfer the property without a certificate from the landlord confirming that certain rules in the lease have been followed.
- The owner must get written consent from Leeds Building Society before selling or transferring the property, which is a standard requirement for properties with a mortgage.
- The owner must get written consent from Lesley, Stephen & Co. Limited before selling or transferring the property.
- The lease contains rules that limit the owner's ability to sell or sub-let the property without following specific procedures.
- There is a requirement for the owner to give back the lease under certain specific circumstances mentioned in the lease document.

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

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: staustell@smartmillerson.co.uk

T: 01726 72289

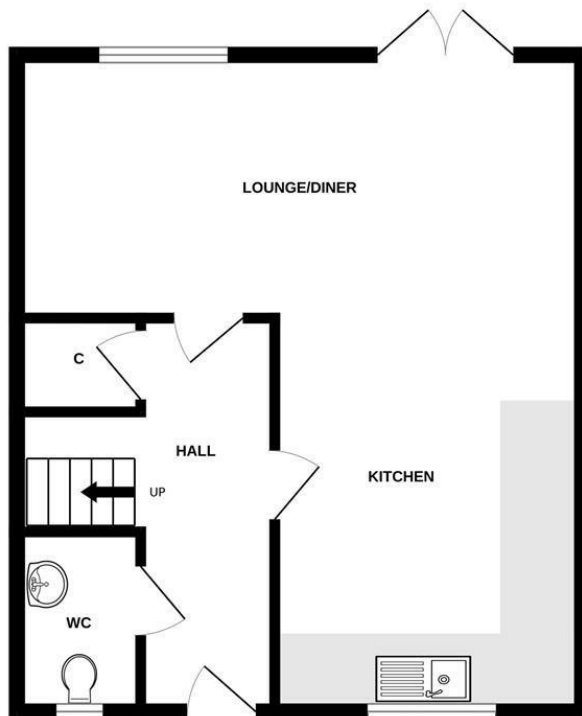
www.millerson.com

Scan QR Code For Material Information

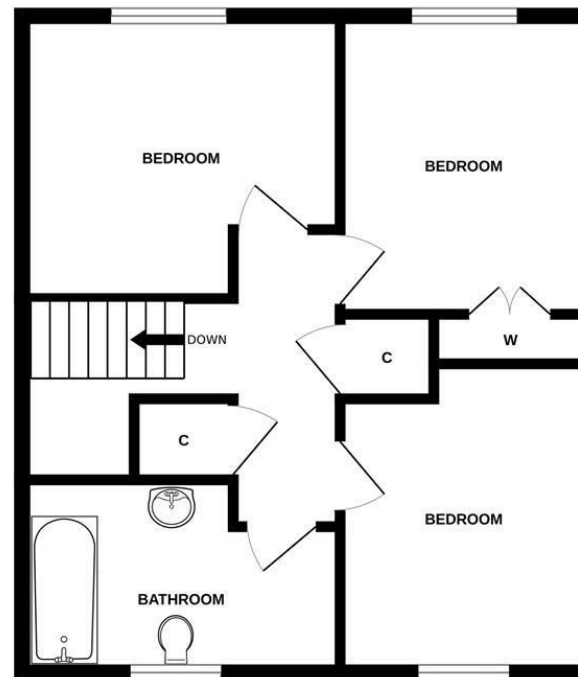


Scan me!

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 87 |
| (69-80) C | | 76 | |
| (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 | |