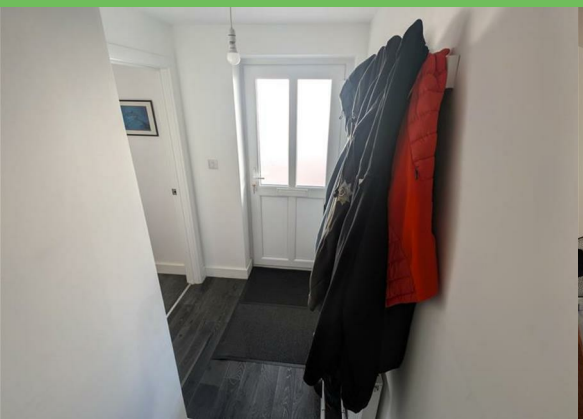


Copper Meadows
Gwinear
Hayle
TR27 5FN

40% Shared ownership
£114,000

- THREE-BEDROOM SEMI-DETACHED HOME
- 40% SHARED OWNERSHIP
- EN-SUITE PLUS FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING AVAILABLE
- STAIRCASING UP TO 100%
- GREAT ACCESS TO THE A30
- POPULAR VILLAGE LOCATION
- PERFECT FIRST HOME
- PLEASE CAN QR CODE FOR MATERIAL INFORMATION







Millerson
Part of Smart Property Group

Tenure - Leasehold

Council Tax Band - B

Floor Area 893.41 sq ft



3



2



1



83

PROPERTY DESCRIPTION

This is a 3 bedroom semi detached house, Situated within the village of Gwinear. This property benefits from 3 bedrooms, driveway parking for two vehicles and enclosed gardens to the side and rear.

LOCATION

Copper Meadows is situated within the village of Gwinear. The village provides a limited range of amenities and facilities, however, the nearby town of Hayle only a few miles away benefits from a wider range of amenities and facilities, it also has good transport links via mainline train station and access to the A30.

ACCOMMODATION OFFERS

Accommodation Offers
Ground Floor
Living Room
Kitchen/Diner
Cloakroom
First Floor
Landing
Bedroom 1 with Ensuite
Bedroom 2
Bedroom 3
Family Bathroom
Exterior
Enclosed Rear Garden
Driveway Parking

EXAMPLE SHARE

3 bed semi detached house
Share price: 40% share £114,000
Full price: £285,000

Monthly rent: £398.53

Monthly service charge: £31.30

*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 Parish of Gwinear/Gwithian 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.

If you wish to submit an application, please contact TMP in the first instance to carry out a full financial assessment to establish affordability. https://tmpmortgages.co.uk/

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: Leasehold
Lease length: 117 years remaining (125 years from 2018)
Service charge: £377/year
Shared ownership: 40% owned
Council tax band: B
EPC rating: B

The building
Semi-detached house, standard construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 ok, Vodafone good, Three good, EE ok
Parking: Off Street, Private, On Street, and Driveway







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 (CL345183):
- The lease prohibits or restricts selling or transferring the property. The precise rules are not set out in this extract, so the lease should be checked for the requirements that apply.
- The lease says the tenant must surrender it in certain circumstances; those circumstances are not detailed in this extract.
- The 21 March 2018 transfer contains restrictive covenants and provisions about light or air and boundary structures. Their detailed terms are not included here, so the filed copy should be checked to establish what limits or obligations apply.
- The title is subject to exceptions and terms referred to in a 1921 deed, so far as they still apply. That deed was not produced for registration and its terms are not available in this extract.
Non-coal mining area: yes

All information is provided without warranty.
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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

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Scan me!

