



Ocean Rise

Scredda

St. Austell

PL25 5RL

40% Shared ownership

£102,000

- 40% SHARED OWNERSHIP
- TWO ALLOCATED PARKING SPACES
- ENCLOSED REAR GARDEN
- STAIRCASING UP TO 100%
 - COUNCIL TAX BAND B
 - THREE BEDROOM SEMI DETACHED
- 88 YEARS REMAINING ON THE LEASE
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - B

Floor Area - 893.40 sq ft



PROPERTY DESCRIPTION

This is a 3 bed semi-detached house, Situated in the small residential area of Scredda, This property benefits from 3 bedrooms, two allocated parking spaces and enclosed rear garden.

LOCATION

Situated in Scredda on the edge of St Austell town which benefits from everyday basic amenities, including convenience stores, primary schools, secondary schools , and a wider range of amenities.

ACCOMMODATION

Ground Floor
Living Room
Kitchen/Diner
Cloakroom
First Floor
Landing
Bedroom 1
Bedroom 2
Bedroom 3
Family Bathroom
Exterior
Enclosed Rear Garden
Two Allocated Parking Spaces

SHARED EXAMPLE

Share price: 40% share £102,000
Full price: £255,000
Monthly rent: £310.53
Monthly service charge: £59.55
*monthly rent and service charge subject to annual review from 1st April 2026.
*Staircasing up to 100%

SECTION 106 RESTRICTION

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of Treverbyn, 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.

TENURE

This property is leasehold with 88 years remaining on the lease.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: B
Tenure: Shared Ownership
Lease length: 87 years remaining (99 years from 2014)
Service charge: £714.6 pa
Shared ownership - ownership percentage: 40%
Property type: House
Property construction: Standard construction
Energy Performance rating: C
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Electricity-powered central heating is installed.
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good
Parking: Allocated
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No

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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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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