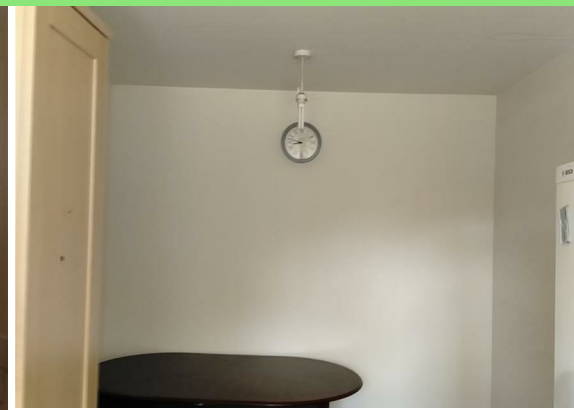




Crewenna Road
Praze
Camborne
TR14 0DF

25% Shared Ownership
£55,000

- STAIRCASING UP TO 100%
- PERFECT FAMILY HOME
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING
- CONNECTED TO ALL MAINS SERVICES
- VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES
- PLEASE SCAN QR CODE FOR ALL MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - B

Floor Area - 904.17 sq ft



3



1



1



C74

PROPERTY DESCRIPTION

This is a three bed terraced house, Situated in the Village of Praze, This property benefits from three bedrooms, allocated parking and enclosed rear garden.

LOCATION

Situated in the village of Praze, this village benefits from everyday basic amenities, including a convenience shop, a primary school with the nearby town of Camborne having a wider range of amenities.

ACCOMMODATION OFFERS

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

EXAMPLE SHARE

Share price: 25% share £55,000
Full price: £220,000
Monthly rent from 1st April 2026: £496.10
Monthly service charge from 1st April 2026: £111.03

SECTION 106 RESTRICTIONS

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

Lease length: 83 years remaining (99 years from 2010)

Service charge: £1,332/year

Shared ownership: 25% owned

Council tax band: B

EPC rating: C

The building

Mid-terrace house, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Electricity central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone great, Three ok, EE poor



Parking: Allocated
Not in a controlled parking zone
No disabled parking available

Risks and restrictions

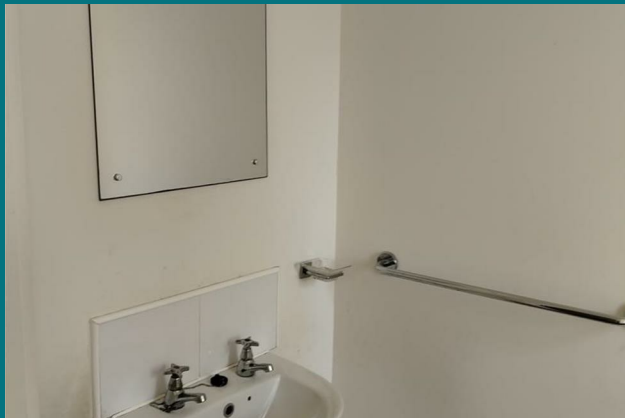
Not a listed building

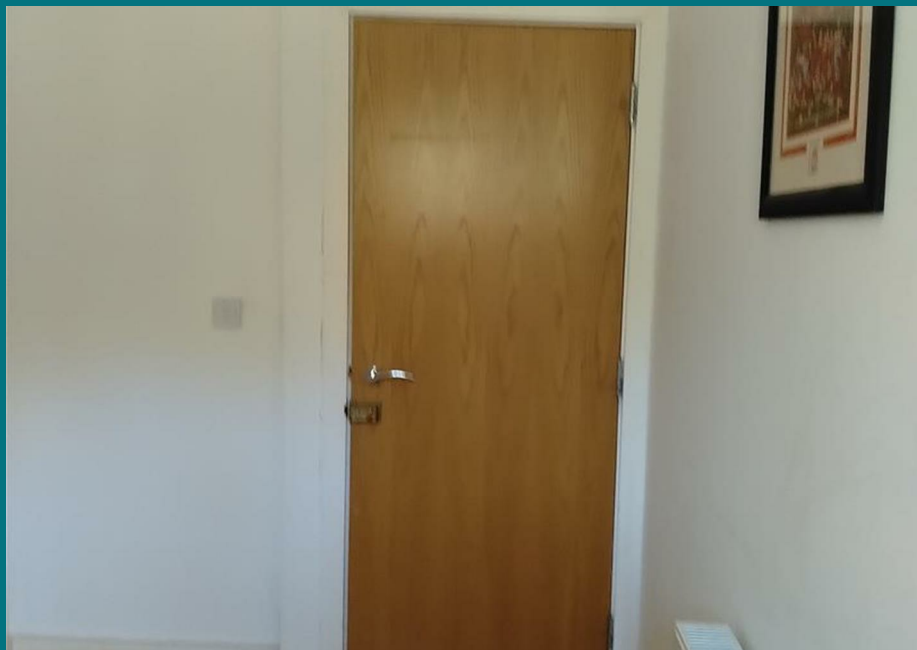
Not in a conservation area

No tree preservation order

Title register restrictions (CL273911):

- The owner cannot sell or transfer the property (except for a mortgage) without a certificate from the owner of the land registered under title number DN249728 confirming that the rules in clause 3.21 of the lease have been followed.
- The lease contains rules that limit the owner's ability to sell or sub-let the property without following specific procedures.
- The owner may be required to offer to give the lease back to the landlord or transfer it to a person chosen by the landlord if they decide to move.
- The 1920 deed contains various historical rules and requirements, although the exact details are not listed in the current records.
- A 2008 document states that no rights were granted to the property that would stop the previous owner from developing their nearby land.
- The owners of neighbouring land have the right to use the roads and pavements on the property for a period of 80 years from 2008, provided they help pay for their upkeep.
- Neighbouring owners have the right to use and connect to utility pipes, wires, and drains running under or over the property for a period





Crewenna Road, Praze, Camborne

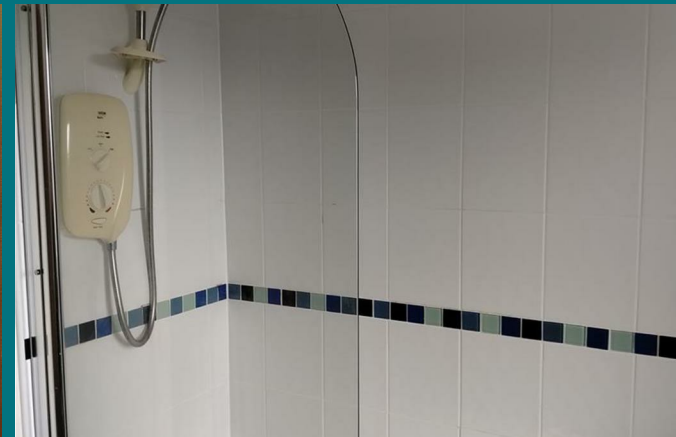
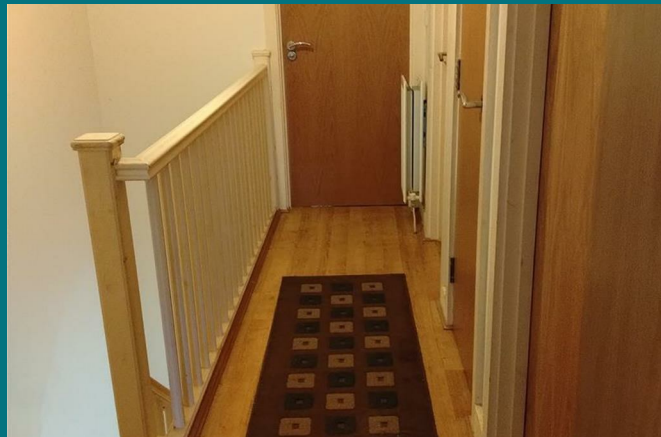
of 80 years from 2008, provided they help pay for their upkeep.

- Neighbouring owners have a right to light and air across the property, provided this does not interfere with the planned development of the property for affordable housing.
- Neighbouring owners have the right to enter the property to inspect or repair roads and utility services, provided they give at least 7 days' notice (except in emergencies) and fix any damage caused.

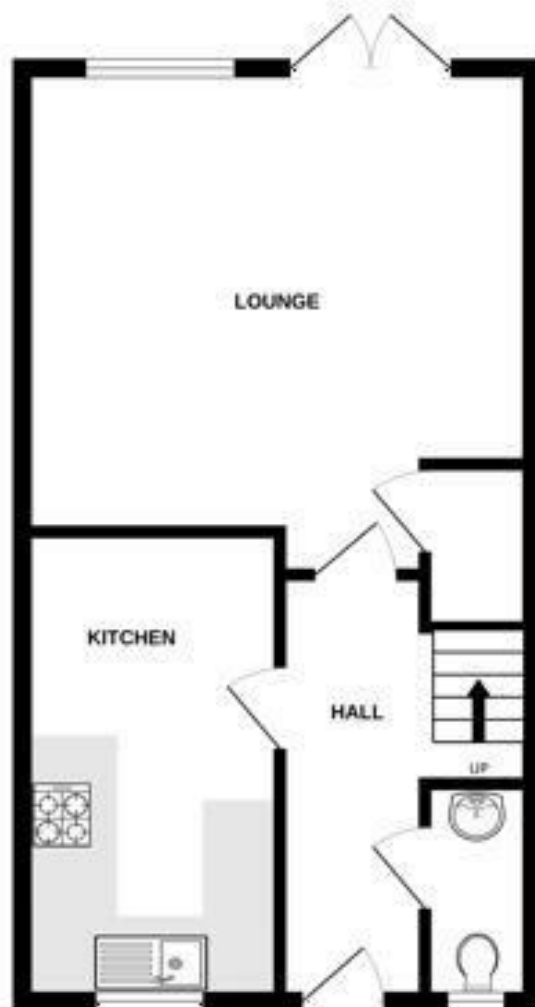
Non-coal mining area: yes

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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.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with floorplans 1/2025

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

1 Market Street

St Austell

Cornwall

PL25 4BB

E: staustell@smartmillerson.co.uk

T: 01726 72289

www.millerson.com

Scan QR For Material Information



Scan me!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(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	