



27 Lantoom Way

Dobwalls, Cornwall, PL14 4FF

KIVELLS

27 Lantoom Way

Dobwalls, Cornwall, PL14 4FF

Guide Price £133,700

Two bedroom terraced property

Popular residential area being close to local amenities

For sale with the benefit of having no onward chain

Off road parking and enclosed garden

Subject to a section 106 agreement



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Description

Delightful two bedroom property that is excellently positioned within the popular Cornish village of Dobwalls.

Boasting off-road parking for multiple vehicles and a low maintenance enclosed rear garden, this is a fantastic opportunity for a local buyer.

The property is excellently located within the village and is a short distance from many of amenities including the primary School, convenience store and popular public house.

The property has a section 106 agreement and is available to buyers that meet the specified criteria.

Accommodation

Entrance via composite door with obscure glazed panelling insets opening into:-

Hallway

Stairs rising to first floor, radiator.

Living Room

uPVC double glazed window to the front elevation, radiators, television point, under stairs storage cupboard.

Kitchen

uPVC double glazed window to the rear elevation and composite door with glazed panelling inset opening onto rear garden, a range of fitted wall and base units with

a rolltop works surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, integrated oven with four ring gas hob and extractor fan over, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, radiator.

Cloak Room

Low-level W.C, pedestal wash hand basin with mixer tap over and tiled splashback, radiator.

First Floor

Doors off to first floor rooms, access to attic via loft hatch, radiator.

Bedroom

uPVC double glazed window to the rear elevation, radiator.

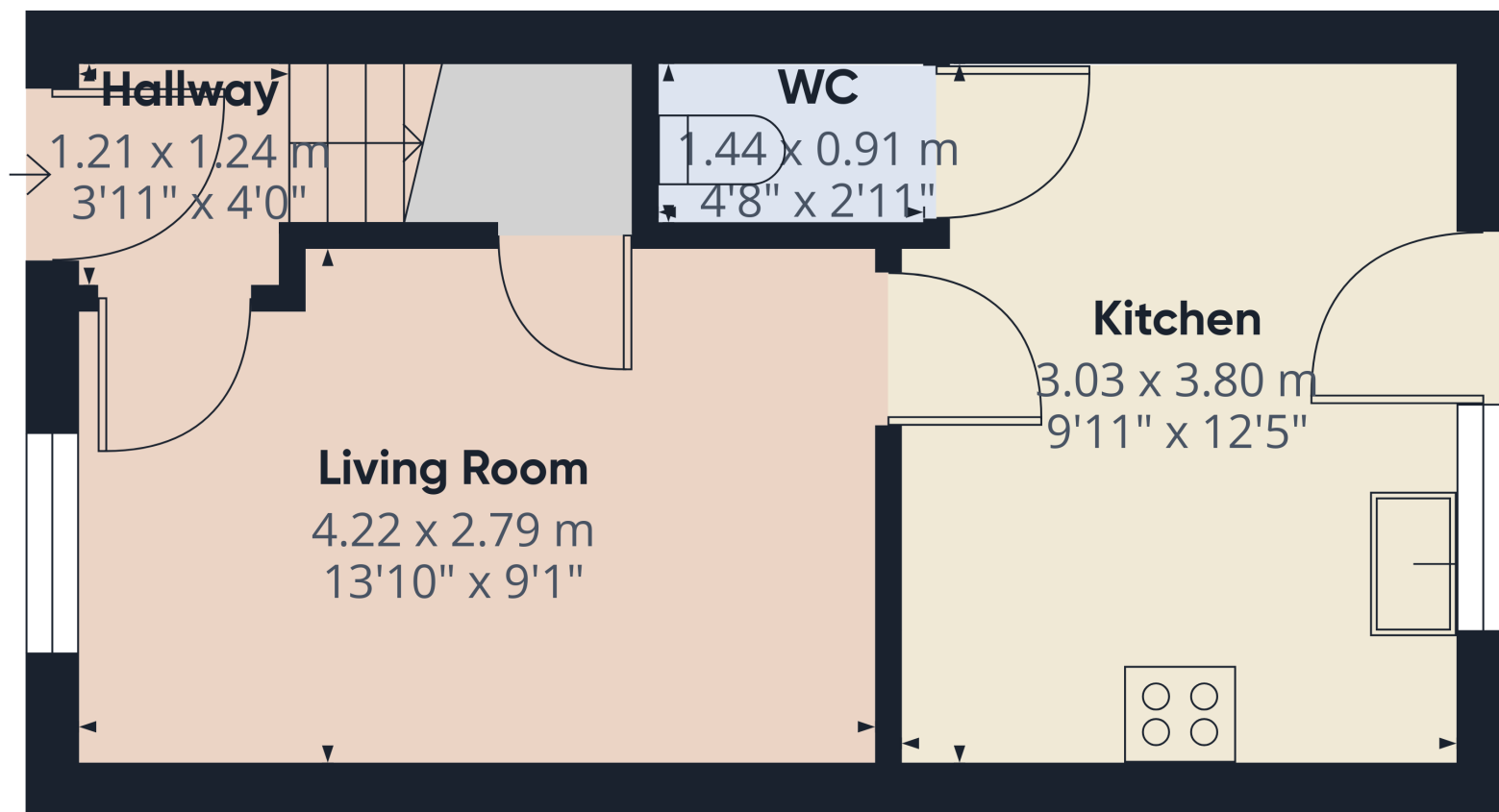
Bathroom

Low-level W.C, pedestal wash hand basin with mixer tap over and tiled splashback, bath with panelled surround and mixer shower tap with floor to ceiling tiling surround, radiator.

Bedroom

uPVC double glazed window to the front elevation, radiator, built in storage cupboard.

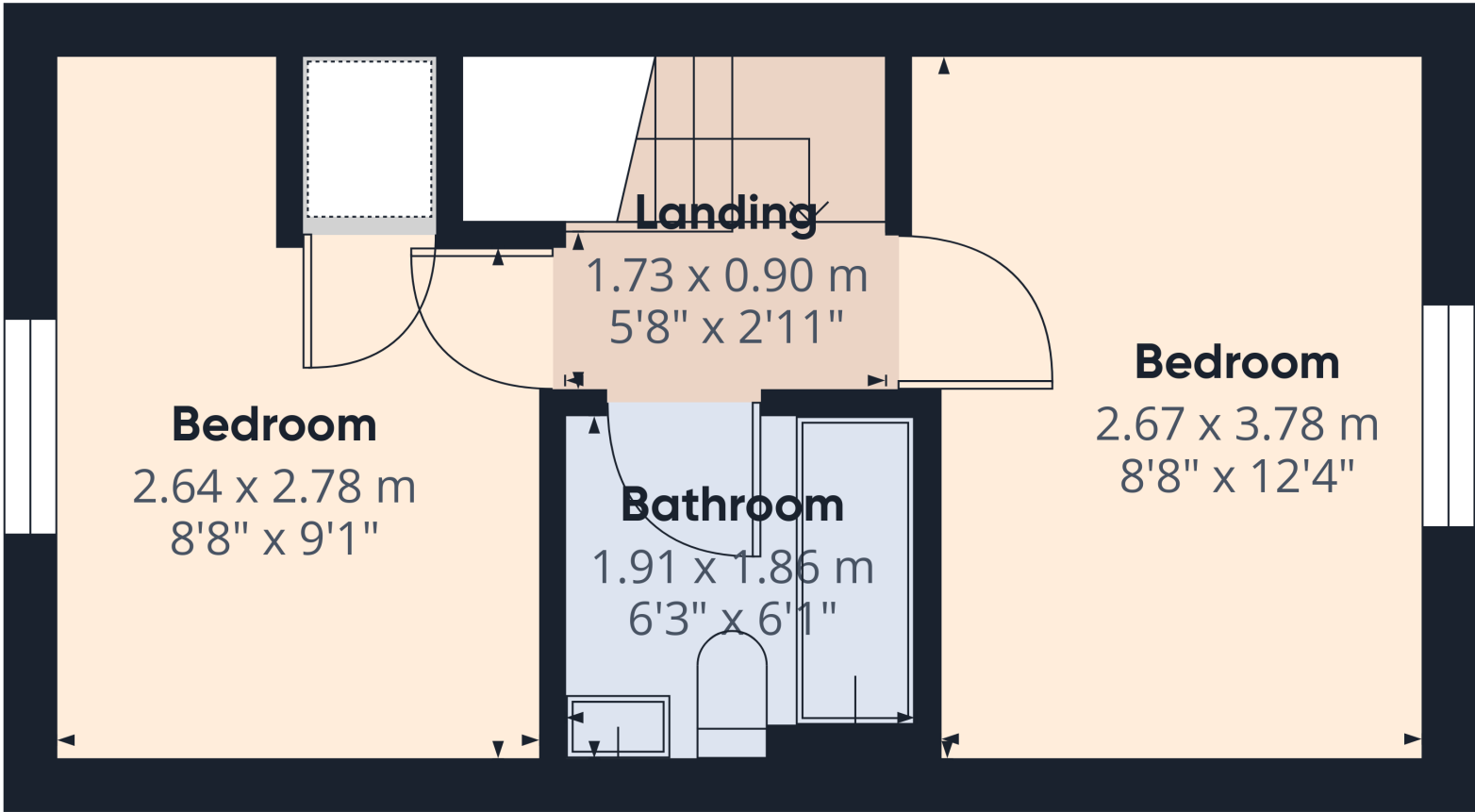


**Approximate total area⁽¹⁾**27.7 m²
299 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360**Floor 0**



Approximate total area⁽¹⁾
23.8 m²
257 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Section 106

This property is subject to a section 106 agreement and can only be sold for a maximum 70% of open market value.

Cornwall council have set out the eligibility for II purchasers below:

Eligibility

Cornwall council would be looking to prioritise someone with a need for an Area Local Connection to Dobwalls and Trewidland.

Current residency/permanent employment of 16 + hours per week for 3 + years

OR

Former residency of 5 + years

OR

Close family member (Mother/Father/Sister/Brother/Son/Daughter)

After 14 days of marketing we can consider those who have a local connection to the adjoining parishes of St Neot, St Cleer, Liskeard, Menheniot, Morval, Duloe, St Keyne and St Pinnock.

After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) – please ask us for details. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse should the local connection cascade to Cornwall be triggered.

In addition the applicant will need to:

- Be in Housing Need – i.e. living with family/renting **and** otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP)
- Have a recent AIP from a s.106 lender
- Have viewed and offered on the property

Outside

The property is approached via a pedestrian pathway leading to the front entrance.

To the rear, the enclosed garden has been designed for low-maintenance living and features a combination of lawn, barked borders, mature flowering trees and shrubs, together with a patio area, ideal for outdoor dining and entertaining. The garden also benefits from a useful garden shed.

A pathway from the rear garden provides access to the allocated parking area, located at the end of the terrace. The property benefits from off-road parking for two vehicles, with additional space suitable for a storage shed.

Viewings strictly by appointment only

Please ring **01579 345543** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



EE Rating - B

Council Tax Band - B

Directions

What3Words grow.tabs.endearing

Virtual Tour

<https://tour.giraffe360.com/c0c181d40a014f34b1ffe26d456634f2>



Services

Mains water, electricity, gas and drainage.

Disclaimer

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