Poldory View

Carharrack

Redruth

TR16 5AP

60% Shared ownership

£165,000

- COUNTY APPLICANTS NOW ELIGIBLE
- STAIRCASING UP TO 100%
- ENCLOSED REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES AND TRANSPORT LINKS
- ALLOCATED PARKING
- 60% SHARED OWNERSHIP
- DEDICATED BBQ AREA
- AIR SOURCE HEAT PUMP
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION

Millerson
Part of Smart Property Group

Tenure - Leasehold

Council Tax Band - B

Floor Area 882.65 sq ft

3

1

1

73

PROPERTY DESCRIPTION

This is a well-presented three-bedroom semi-detached home located in the sought-after village of Carharrack, on the outskirts of Redruth. This attractive property offers spacious accommodation, including three bedrooms, allocated parking, and a private enclosed rear garden complete with a dedicated BBQ area, perfect for outdoor entertaining and family enjoyment.

LOCATION

Situated in the charming rural village of Carharrack, this home enjoys a peaceful setting whilst remaining conveniently close to the amenities of nearby Redruth. The area benefits from a range of local facilities, including shops, cafés, restaurants, and schools. Excellent transport links are available, with easy access to the A30 and a nearby train station providing connections across Cornwall and beyond.

SECTION 106 RESTRICTIONS

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the County of Cornwall 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.

Properties are allocated on a first come first serve basis subject to meeting the requirements of the s.106 and demonstrating affordability.

ACCOMMODATION

Accommodation Offers
Ground Floor
Living Room
Kitchen/Diner
Cloakroom
First Floor
Landing
Bedroom 1
Bedroom 2
Bedroom 3
Family Bathroom
Exterior
Enclosed Rear Garden
Allocated Parking
Dedicated BBQ area.

SHARE EXAMPLE

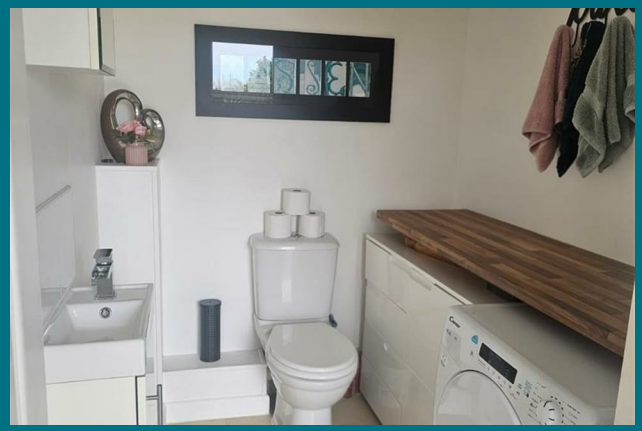
Share price: 60% share £165,000
Full price: £275,000
Monthly rent: £216.72
Monthly service charge: £58.66
*monthly rent and service charge subject to annual review
*Staircasing up to 100%

TENURE

There are 86 years remaining on the lease.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Leasehold
Lease length: 86 years remaining (99 years from 2013)
Service charge: £59/year
Shared ownership: 60% owned
Council tax band: B
EPC rating: C
The building
Semi-detached house, standard construction
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Electricity central heating
Heating features: Double glazing and air source heat pump
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three ok, EE good
Parking: Allocated and Off Street
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 (CL307475):
- The owner cannot sell or transfer the property without a certificate confirming that certain rules in the lease (Clause 3.21) have been followed. This is common with properties managed by housing associations.
- The owner cannot sell or transfer the property without the written consent of the mortgage lender, Leeds Building Society. This is a standard security measure for lenders.
- The lease contains rules that limit the owner's ability to sell or rent out the property (a process known as alienation).
- The owner may be required to give up the lease (surrender it) under specific circumstances mentioned in the lease document.
- There are restrictive covenants, which are binding rules, contained in legal documents from 2009 and 2012 that limit how the land can be used.
- The property does not include the ownership of mines and minerals deep underground, and others have the right to enter the land to work these if necessary.
- The land is subject to any historical liabilities to help pay for the repair



of local infrastructure like roads, paths, or water defences.
Non-coal mining area: yes

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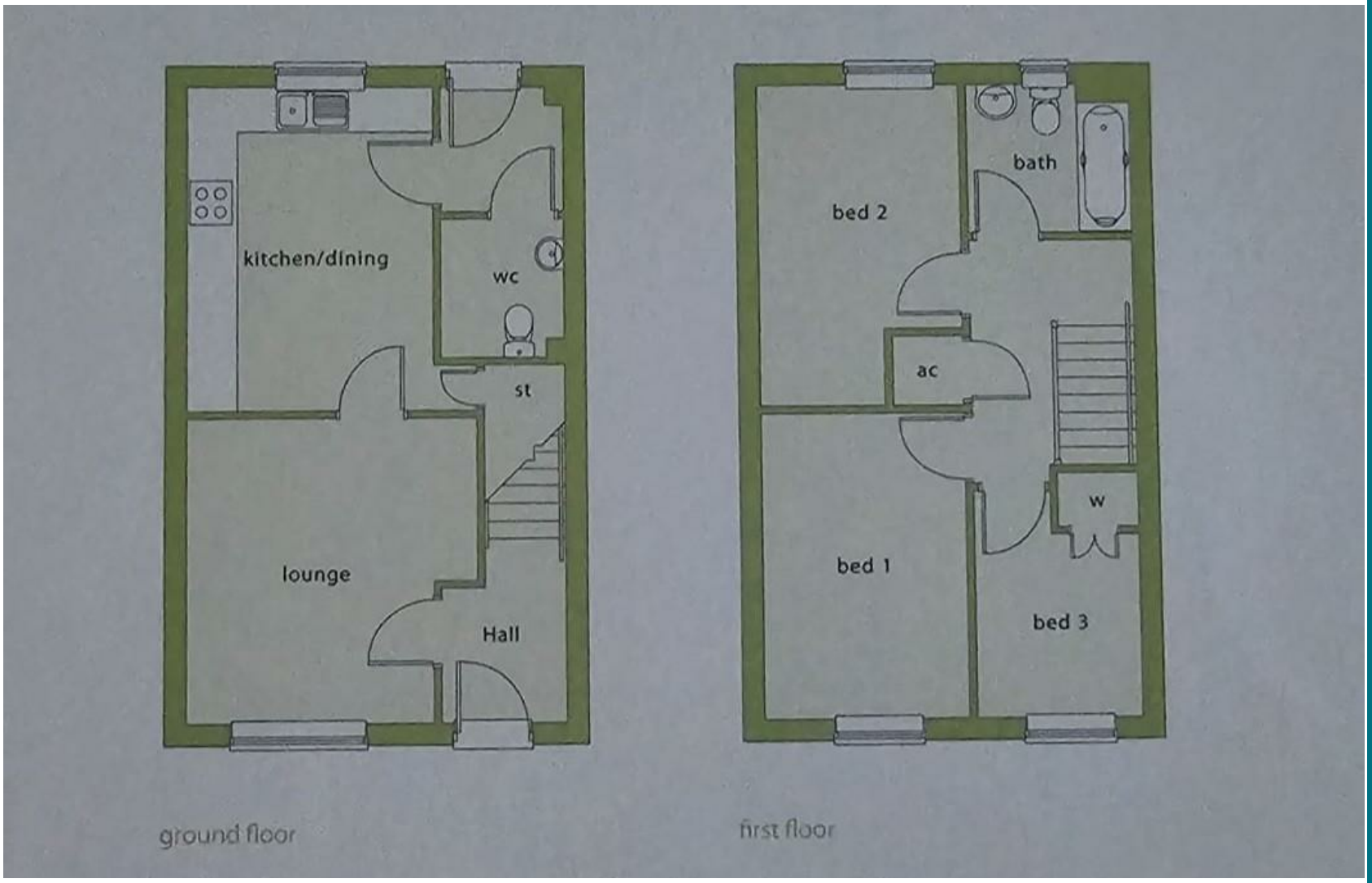
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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

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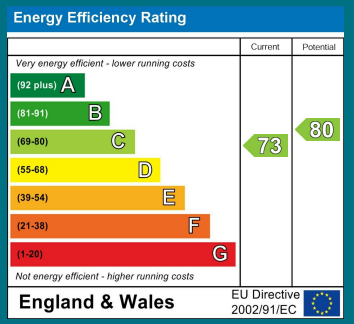
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