



Walters Close

Leedstown

Hayle

TR27 6FB

40% Shared ownership

£102,000

- TWO WELL PROPORTIONED BEDROOMS
 - PARISHS OF CROWAN ELIGIBLE
- STAIRCASING UP TO 100%
- POPULAR RESIDENTIAL LOCATION
- ENCLOSED REAR GARDEN
- CONNECTED TO ALL MAINS SERVICES
 - PERFECT FIRST HOME
 - DRIVEWAY PARKING
- PLEASE SCAN QR CODE FOR ALL MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 807.00 sq ft



PROPERTY DESCRIPTION

This is a 2 bed semi-detached house, Situated close to the centre of Leedstown. This property benefits from 2 bedrooms, private driveway for two vehicles and an enclosed rear garden.

LOCATION

Walters Close is situated close to the centre of Leedstown. The village provides a limited range of amenities and facilities including a primary school & pub/restaurant. A full range of amenities and facilities can be found in the nearby towns of Hayle or Camborne, which both have good transport links via mainline train stations.

ACCOMMODATION

Accommodation Offers:

Ground Floor

Living Room

Kitchen/Diner

Cloakroom

First Floor

Landing

Bedroom 1

Bedroom 2

Family Bathroom

Exterior

Enclosed Rear Garden

Driveway Parking

SHARE EXAMPLE

Share price: 40% share £102,000

Full price: £255,000

Monthly rent: £308.69

Monthly service charge: £48.65

*monthly rent and service charge subject to annual review.

*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 parishes 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.

TENURE

It is a leasehold property with 88 years remaining on the lease.

MATERIAL INFORMATION

Verified Material Information

Costs & tenure

Tenure: Leasehold

Lease length: 88 years remaining (99 years from 2015)

Service charge: £48.65 a month

Shared ownership: 40% owned

Council tax band: A

EPC rating: C

The building

Semi-detached house, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Electricity central heating

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 ok, Vodafone ok, Three good, EE good

Parking: Driveway

Risks & restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Non-coal mining area: yes

All information is provided without warranty. Contains HM Land Registry



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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

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St Austell

Cornwall

PL25 4BB

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T: 01726 72289


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		77	82

England & Wales EU Directive 2002/91/EC 

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