FOR SALE



Rosva Morgowr, Falmouth
Fixed Price £145,600

MARTIN&CO

Rosva Morgowr

Fixed Price £145,600

- **SECTION 106 AFFORDABLE HOME**
- **56% OF MARKET VALUE**
- **PARKING SPACE**
- **GARAGE AND GARDEN**
- **TWO BEDROOMS & GARDEN ROOM**

A fantastic opportunity to purchase a spacious and modern AFFORDABLE HOME at 56% of its full market value. The apartment has two double-bedrooms and two bathrooms, as well as a garden room, garage and garden, and is located within the very sought after Swanvale area of Falmouth.

LOCAL CONNECTION REQUIRED.

The apartment is being offered for sale as an affordable home at 56% of its full market value. For the first 2 weeks of marketing applications are open to local buyers with a Falmouth connection looking to get onto the housing ladder at this time. After the initial 2 weeks marketing, if a local buyer hasn't been found, then applications will be opened out to buyers with a Cornwall connection.







A lovely purpose-built, coach house, with garage, garden room and private garden, situated within the popular Wain Homes development at the rear of Swanpool. Entering the apartment, a flight of stairs leads up to the main part of the property on the first floor, whilst on the ground floor, there is a garage leading through to a garden room and, to the rear, an enclosed garden. On the first floor, there is a large, dual-aspect, open-plan lounge, dining area and kitchen, with lots of natural light. The kitchen has a range of neutral, fitted units, with a 'butcher's block' style wooden worktop and tiled splashback. There is an integrated gas hob and oven with an extractor hood and space for a washing machine and fridge-freezer. There are two double bedrooms, with the principal bedroom having an ensuite shower room. There is also a separate bathroom.

EPC- C
Council Tax Band- B
Double Glazing
Gas Central Heating and Hot Water
One Allocated Parking Space
Garden
Mains Electricity, Water and Drainage
Ultrafast broadband available at this postcode. (Source - Ofcom.org.uk)
Mobile Phone Coverage: O2 / EE / Three / Vodafone - Please contact individual providers for further information
Freehold
Full open-market value = £260,000
56% share = £145,600

An annual Estate Maintenance Fee of £216.65 (1st September 2026 – 31st August 2027) payable to First Port, Residential Property Management for maintenance of the communal areas of the estate.

There are three other garages, held leasehold, underneath the property. Each garage owner pays a contribution of 20% of the coach house insurance per annum.







LOCATION

Rosva Morgowr is a sought-after location on the outskirts of Falmouth town centre with footpaths off the development to Swanpool Beach, the Nature Reserve and Falmouth Golf Club. Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of local amenities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous walking and hiking trails just a stone's throw from Swans Reach. There are numerous yacht and sailing clubs with some of the finest day sailing waters in the UK and Falmouth Golf Club is located nearby at Swanpool. Additionally, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.

ELIGIBILITY

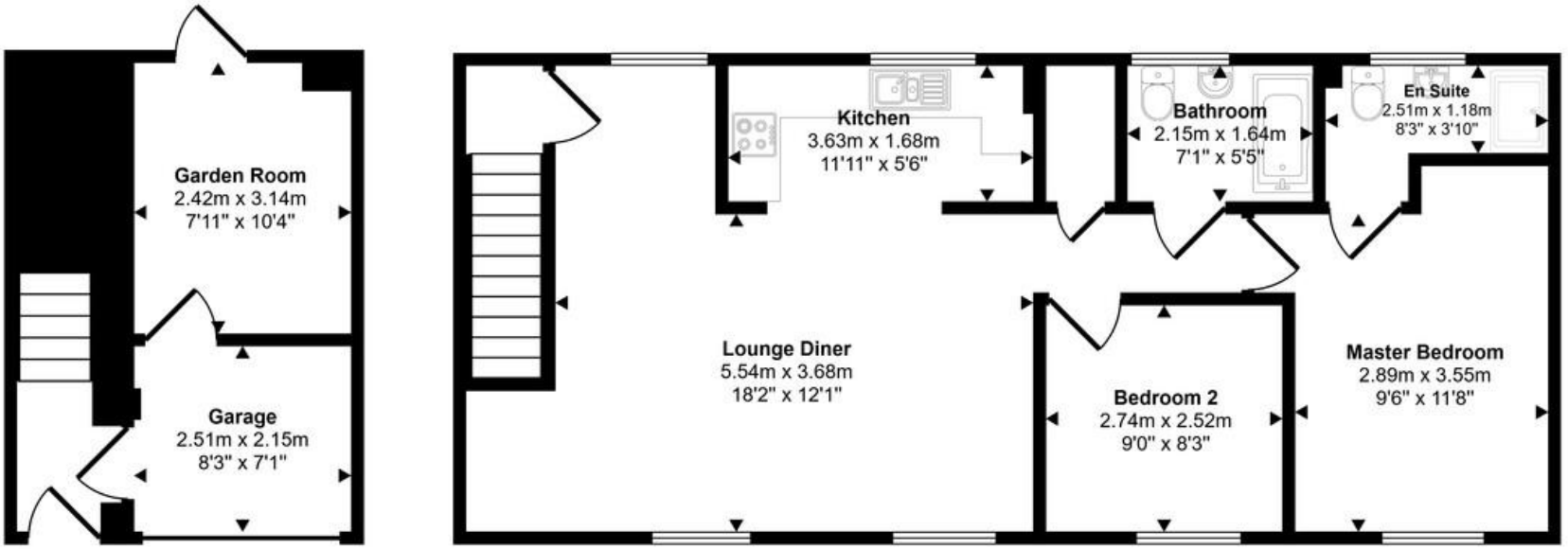
Eligibility - We give preference to those with a local connection to Falmouth, however we can also consider those with a Cornwall connection if no applicants with the town connection come forward after a period of 2 weeks from advertising. Please note that local connection exemptions apply to applicants 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.

o 12 months + current residency
OR
o Permanent employment 16 hours + per week
OR
o Close family connection where that family member has lived for 5 + years (Mum/ Dad/ Son/ Daughter/ Brother/ Sister)
OR
o Previous residency 5 years +

In addition the applicant will need to:
o Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
o Have a maximum household income of £80,000
o Have a minimum 10% deposit (or 5% with relevant AIP)
o Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
o Have viewed and offered on the property

PROOF OF YOUR LOCAL CONNECTION (USUALLY IN THE FORM OF COUNCIL TAX / UTILITY BILLS, BANK STATEMENTS, PAYSLIPS ETC, WILL NEED TO BE PROVIDED IN ORDER TO MAKE AN OFFER ON THE PROPERTY.

Approx Gross Internal Area
85 sq m / 913 sq ft



Ground Floor
Approx 17 sq m / 188 sq ft

First Floor
Approx 67 sq m / 725 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman