

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 3 Gwel An Mor

Perranporth, TR6 oFF

Asking Price £140,000



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## The Property

Camel Coastal & Country are delighted to bring this shared ownership property to the market for the first time since the original sale. Set on the conveniently located Parc Hendrawna development, off Liskey Hill this is perfect for a family looking to be close to shops, schools and the beach life the Perranporth is well known for.

The property is well presented and offers accommodation that comprises, A living room, well fitted kitchen/diner, ground floor W.C, three bedrooms and a bathroom. The master bedroom benefits from views that reach out to the sea.

Outside of the property you can find good sized, enclosed, lawned gardens and a private driveway that provides parking for at least two cars.

## Shared Ownership

The advertised price for the property is for 40% of the ownership. The remaining 60% is owned and rented from The Aster Group.

Buyers can 'Staircase' the ownership, meaning they can buy additional % of the lease. Once 100% is purchased from Aster the property will become 100% freehold and no rent will apply.

## Living Room

15'4 x 13'4 (4.67m x 4.06m)

## Kitchen/Diner

15'4 x 10'5 (4.67m x 3.18m)

## W.C.

6'11 x 4'6 (2.11m x 1.37m)

## Landing

## Bedroom One

15'4 x 10'3 (4.67m x 3.12m)

## Bedroom Two

11'4 x 8'9 (3.45m x 2.67m)

## Bedroom Three

11'3 x 8'9 (3.43m x 2.67m)

## Bathroom

6'9 x 6'5 (2.06m x 1.96m)

## Gardens

The gardens are set to the rear of the property, they are fully enclosed and laid to lawn. The kitchen/diner has a door leading out to the garden and there is a side access to the driveway.

## Parking

Parking can be found to the side of the property. There is a driveway that has room for two cars in tandem.

## Directions

Sat Nav: TR6 oFF

What3words: ///shared.influencing.demanding

For further information please contact Camel Coastal & Country.

## Property/Lease Information

Age of Construction: 2017

Construction Type: Block and Timber

Heating: Gas

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: C79

Tenure: Leasehold

Remaining lease term is 116 years

If a buyer purchases the 100%, this lease term will fall away on completion

Monthly rent = £425.10  
Monthly service charge = £20.99  
Service Charge = £12.62pm  
Buildings insurance = £8.37pm

\* Section 106 affordable housing agreement and is available on a shared ownership basis, with the current owner holding a 40% share. In line with the agreement, any purchaser must meet Cornwall Council's local connection criteria, which requires applicants to have lived or worked in Cornwall for at least three years, or to have close family ties in the county. Resale of the property must be approved by the housing association and Cornwall Council to ensure compliance with these restrictions, and proof of eligibility will be required during the application process. Staircasing – the option to purchase additional shares – may be possible subject to housing association approval, but the Section 106 local connection requirement will continue to apply.

### Agents Notes

**VIEWINGS:** Strictly by appointment only with Camel Coastal & Country, Perranporth.

### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there

will be no delay in agreeing the sale.

### PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

### DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## Road Map



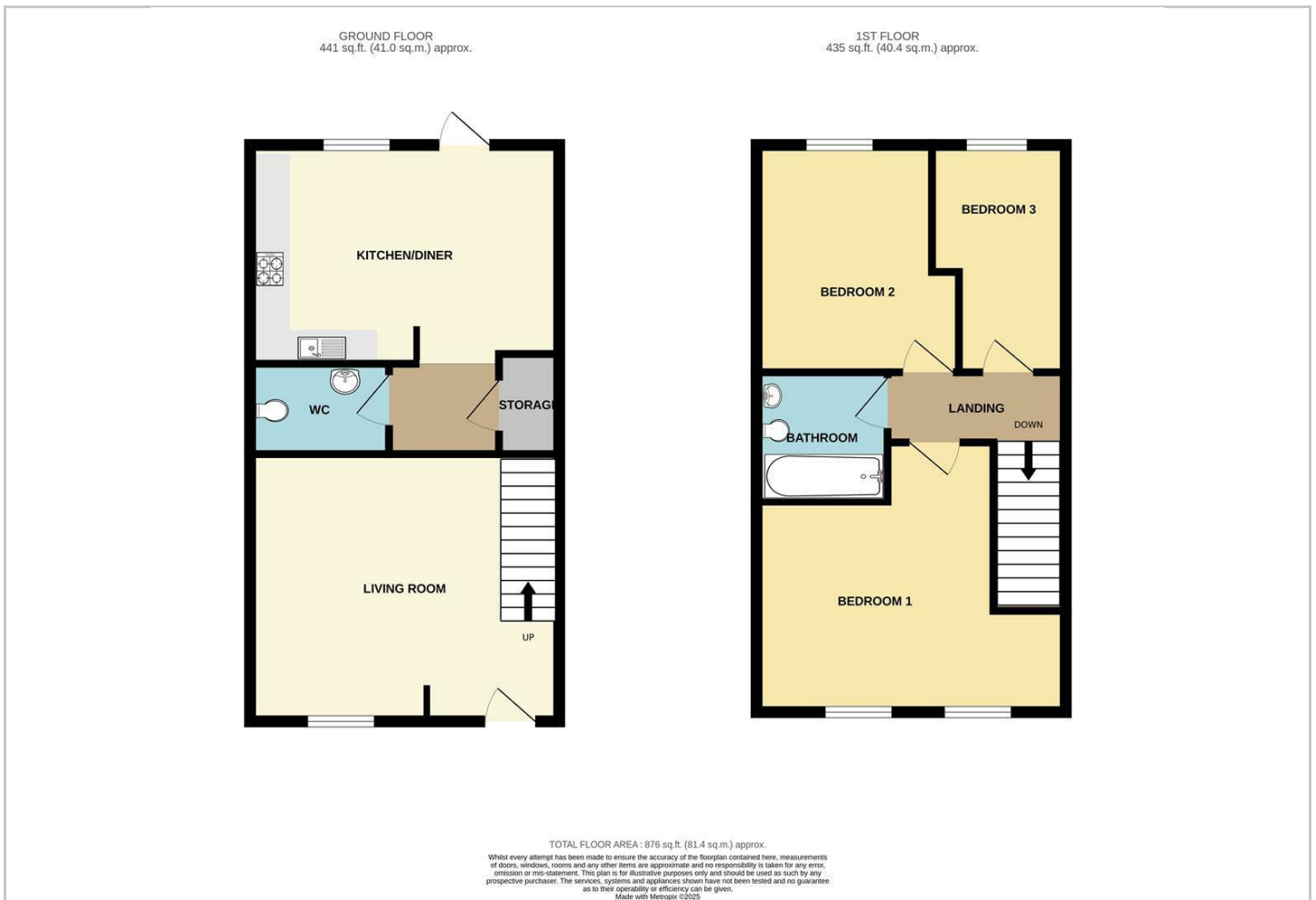
## Hybrid Map



## Terrain Map



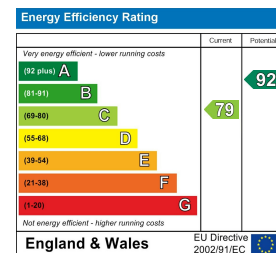
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.