



Plot 6, Hedhas Dowr, Newquay, TR8 4QD

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£88,500

- Section 106 Shared Ownership Property
- Initial Buy Available Between 30% - 75%
- Brand New Large Detached Two Bedroom Home
- Private Courtyard
- Allocated Parking
- PV Solar Panels
- Eco-Friendly Air Source Heat Pump
- Ready in Q1 2025

Plot 6 - An exciting opportunity to purchase this large, 919sqft detached two bedroom SHARED OWNERSHIP home located in the up and coming area of Trevemper, Newquay. This home boasts a private courtyard, driveway parking for two cars, an eco-friendly air source heat pump and fully owned solar panels complete the homes. The property comprises an open plan style of living, with the kitchen/diner seamlessly joining the separate lounge, with patio doors leading out to the private courtyard, a downstairs WC and storage cupboard complete the ground floor. Upstairs are two double bedrooms equipped with a storage cupboard and hanging rail, sharing a modern family bathroom. Applications are open, contact us today for the application forms. Please note, availability will work on a first come first serve basis once the full application has been processed. *Images used are from a similar development and house type, and are subject to change and alterations.

S106 ELIGIBILITY CRITERIA

Local connection means a connection within the Newquay or Colan Parishes, demonstrated by that person or a member of their Household to the reasonable satisfaction of the council.

- (a) Being permanently resident therein for a continuous period of at least 3 years immediately prior to Advertising and that residence is of their own choice; or
- (b) Having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein immediately prior to Advertising; or
- (c) Having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to Advertising; or
- (d) Being permanently resident in the county for ten (10) out of the first sixteen (16) years of life
- (e) Being in such other special circumstances which the Council considers requires the applicant to reside therein as appropriate and which is consistent with the Council's Cornwall Homechoice policy as amended from time to time

EXAMPLE SHARE

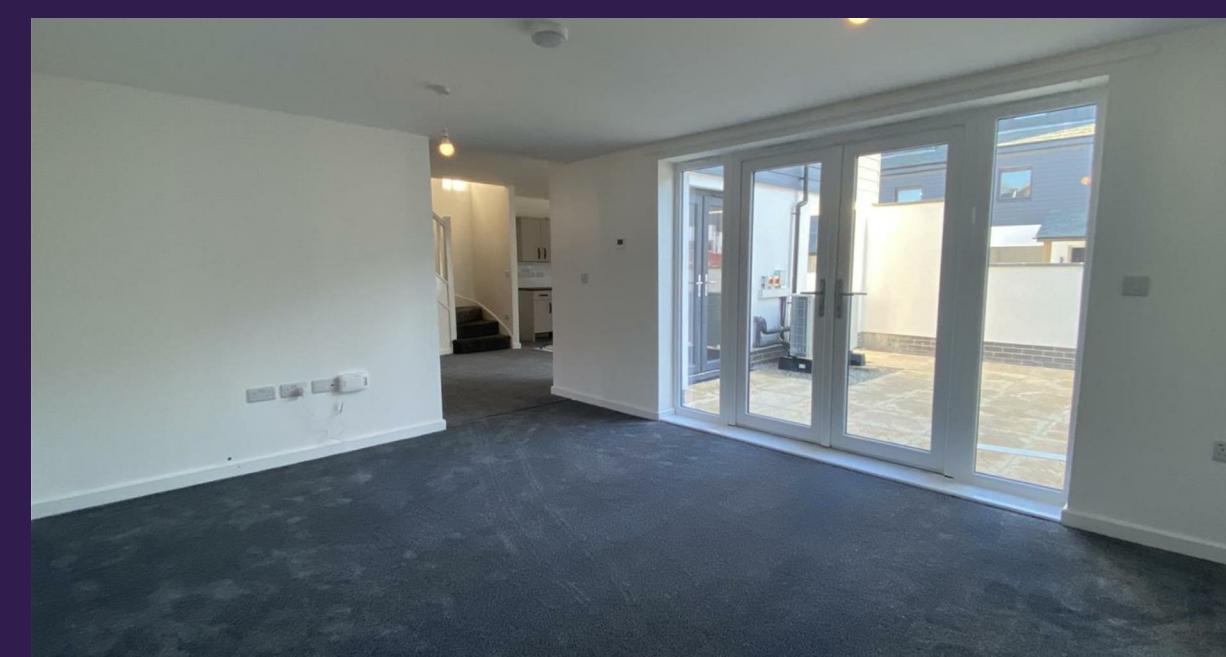
Share price: 30% share £88,500
Full price: £295,000
Monthly rent: £430.21

SPECIFICATION

Carpets included as standard throughout.

CLOAKROOM

Half height tiling behind WC and splashback behind sink.
Vinyl floor covering



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