



2, Bownder Kolom, Newquay, TR8 4RU

david ball  
Agencies



ATTENTION FIRST TIME BUYERS a opportunity to purchase a SECTION 106 offering a 40% shared in this shared ownership three bedroom property on the sought after Duchy of Cornwall Nansledan development.

## Asking Price £134,000 Leasehold

### Key Features

- SECTION 106 40% Shared Ownership
- Enclosed Rear Garden
- Kitchen Dining Room
- Three Bedroom
- Sought After Location
- Two Allocated Parking Spaces
- Lounge
- Gas Central Heating

#### Entrance Hall

Obscure double glazed door to the front elevation. Stairs rising to the first floor. Radiator. Doors to subsequent accommodation.,

#### Cloakroom

Obscure Double glazed window to the side elevation. Close coupled WC with dual flush. Pedestal wash hand basin.

#### Lounge

Double glazed window to front elevation. Radiator.

#### Kitchen Diner

Double glazed door and window to the side elevation. A modern fitted with a range of base, wall and drawer unit with roll top work surface over. Inset one and quarter stainless steel sink unit with mixer tap. Inset integrated electric oven with four ring induction hob and extractor hood over, Integrated fridge freezer. space for washing machine and dish washer.

#### Bedroom One

Double glazed window to the front elevation. Radiator,

#### Bedroom Two

Double glazed window to the rear elevation. Radiator.

#### Bedroom Three

Double glazed window to the rear elevation. Radiator.

#### Externally

To The rear is an enclosed rear garden which is laid mainly to lawn with a paved pathway and patio. The property also benefits from two allocated parking spaces.

#### AGENT NOTE







## ALLOCATION

- (a) Being permanently resident in primary or secondary area, as appropriate, for a continuous period of at least 12 months
- (b) Being formerly permanently resident in primary or secondary area, as appropriate, for a continuous period of at least 5 years
- (c) 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 in the primary or secondary area, as appropriate
- (d) Having a family connection through a close family member (parent, child, brother, sister) where the family member is currently resident therein and has been so for a continuous period of at least five years prior to advertising

## LOCAL CONNECTION

Primary area means the town of Newquay, including the parish of Colan

Secondary area means the county of Cornwall

## ELIGIBILITY

You can apply to buy the home if both of the following apply:

- your household income is £80,000 or less
- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

If there is a local connection criteria, it will be attached to the how to apply email.

## RESERVATION FEE

£500.00

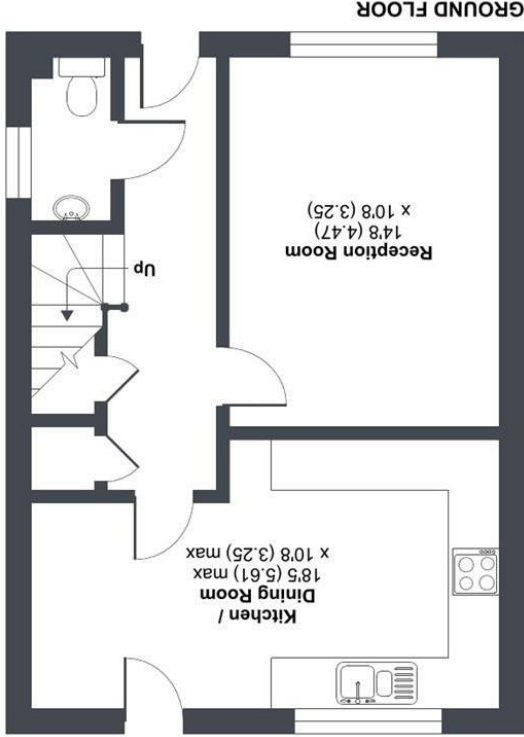
You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home. If you complete on the purchase of your home, the reservation fee

will be added to your rent account. If you or the seller withdraw from the sale the £500 will be refunded.

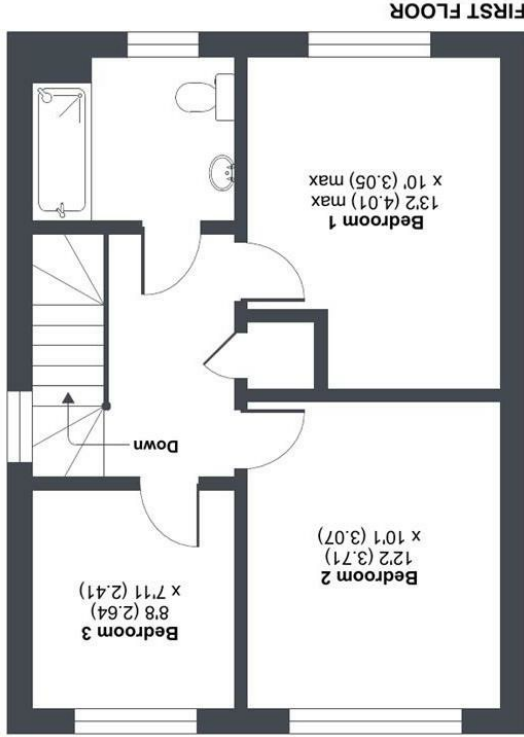
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Approximate Area = 954 sq ft / 88.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
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Energy Efficiency Rating		
	Current	Potential
94		
84		
Very energy efficient - lower running costs		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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