



12 Wigeon Way, Hedhas Dowl, Newquay, TR8 4QD

david ball
Agencies

Plot 80 - An exciting opportunity to purchase this large, 919sqft detached two bedroom 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.

£1,500 Per Calendar Month

Key Features

- 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
- Plots 79, 80 and 81 available.

S106 ELIGIBILITY CRITERIA

Local connection means a connection within the Town or County as appropriate and 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





KITCHEN

Fitted kitchen with under pelmet lighting
38mm worktops with matching upstands
White composite one & half bowl sink with mixer taps.
Glass splashback to hob
Vinyl floor coverings
Single electric oven, ceramic hob and electric hood.
Plumbing and electrics for washing machine / washer dryer / dishwasher within specified areas

FAMILY BATHROOM

Floor mounted WC with hidden cistern.
Wall hung hand basin in Open Market sale. Pedestal in shared ownership properties
Full height tiling to bath and half height tiling to sanitary ware
Shower over bath
Glass shower screen
Shaver point
Vinyl floor covering

ELECTRICAL AND HEATING

TV socket to lounge, all bedrooms where possible.
USB socket to kitchen, lounge and bedrooms.
BT socket and ethernet point to lounge.
Mechanical extract ventilation in kitchen, bathroom, WC and ensuite
Recirculating fan with cooker hood to kitchen
Mains operated smoke detectors with battery back up.
Fire alarm and misting fire safety system
Recessed downlighters to kitchen.
External light to front door and rear
PV panels

FINISHES

Internal walls emulsioned white
All ceilings smooth finish – emulsioned white
Internal woodwork coated with white gloss
Storage cupboard or wardrobe to master bedroom to include hanging rail.
UPVC double glazed windows

EXTERNAL

Turf to front where applicable
Turf to rear where applicable
1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)
600 x 600 buff patio slabs. Paths 450 x 450.
External tap

CONSTRUCTION

All homes are timber frame construction. Please refer to detailed working drawings for detailed construction information
Please be aware that specification may vary depending on the plot and the house type. Please refer to working drawings. Treveth homes reserves the right to alter the specification as required throughout the build process.

LEASEHOLD INFORMATION

990 year lease
Service Charges & Management Fee
Buildings Insurance - £350pa (approx.)
Estate Management Fee - £250pa
Property Management Fee - £236.31
Total - £836.31

