

# MAY WHETTER & GROSE

**3 BESWETHERICK FIELDS, LUXULYAN, PL30 5FB  
FIXED PRICE £81,600**



**\*\* SECTION 106 AFFORDABLE \*\*  
\*\* PLEASE SEE AGENTS NOTES \*\***

A SIMPLY DELIGHTFUL SECTION 106 PROPERTY WITH PANORAMIC ELEVATED VIEWS OVER THE SURROUNDING AREA, ONE DOUBLE BEDROOM, ALLOCATED PARKING AND A PRIVATE GARDEN. THE PROPERTY OCCUPIES A POPULAR SETTING IN A DESIRABLE VILLAGE, WELL SERVICED WITH LOCAL SHOP, SCHOOL AND PUBLIC HOUSE. A VIEWING IS ADVISED THE APPRECIATE THIS WELL PRESENTED HOME. EPC - B



Beswetherick Field is a development situated within the picturesque village of Luxulyan, where there are facilities such as Post Office, Public House, Church and Primary School. A wider range of facilities such as shopping, Further Education and recreation are available in St Austell which is approximately 5 miles distant. Both Luxulyan and St Austell are convenient for access to the main A30.

#### **Directions:**

From St Austell there are numerous ways to get to the property, however we have chosen to take the A390 to St Blazey Gate at the top of the hill take the left hand turning just before Leek Seed Chapel towards Bodelva and continue along past the rear entrance to the Eden Project and at the triangle take the right hand turning towards Luxulyan as the property winds down towards the hamlet of Rosemelling. Head through Rosemelling and through towards Luxulyan past the pub and up over the railway, up the hill and out of the village. At the end, bear around to the left for approximately 80 yards, turning left into St Cyriac. Follow the road down and around as it straightens out and turn left into Beswetherick Fields, the apartment will appear on the left hand side.

#### **Accommodation:**

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Hard wood door with inset obscure glass allows external access via a covered storm porch into entrance hall.

#### **Entrance Hall:**

6'1" x 5'11" (1.87m x 1.82m)



Doors off to open plan lounge/kitchen/diner, double bedroom and bathroom. Further door allows access into inbuilt storage void housing the mains fuse box and offering fantastic storage options. Wood effect laminate flooring. Wall mounted electric night storage heater. BT Openreach telephone point.

#### **Bathroom:**

6'11" x 5'11" (2.11m x 1.82m)



Wood frame double glazed window to side elevation with pattern obscure glass providing natural light. Three piece matching white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin and panel enclosed bath with central mixer tap and wall mounted shower over. Tiled walls to water sensitive areas. Tile effect laminate flooring. Wall mounted electric heater. Fitted extractor fan.

#### **Double Bedroom:**

11'5" x 10'0" (3.48m x 3.05m)



A generous double bedroom with wood framed double glazed window to rear elevation overlooking the well managed and enclosed rear garden. Wood effect laminate flooring. Wall mounted electric heater. Television aerial point. Loft access hatch. Agents note: the loft access hatch offers drop down ladder and the loft space is part boarded, this property is able to use the loft storage space.

**Open Plan Kitchen/Lounge/Diner:**  
17'10" x 17'8" (5.44m x 5.39m)



A delightful open plan space with Upvc double glazed patio doors to front elevation with further Upvc double glazed windows to right and left hand side of patio doors providing tremendous natural light and offering truly breath taking far reaching views over the surrounding countryside.

**Kitchen Area:**



Matching wall and base kitchen units. Square edged work surfaces with matching splash back. Stainless steel sink with glass splash back, matching draining board and central mixer tap. Four ring buttonless hob with fitted extractor hood above and electric oven below with glass splash back. Space for upright fridge freezer, washing machine and dishwasher. The kitchen benefits from a telephone point. Wood laminate flooring.

**Lounge/Diner Area:**



Separated lounge and dining area with wall mounted electric storage heater to the dining area. Focal electric fire set in the lounge area. Door providing access to inbuilt storage void housing the pressurised hot water tank. Television aerial point. BT Master socket Openreach telephone point.

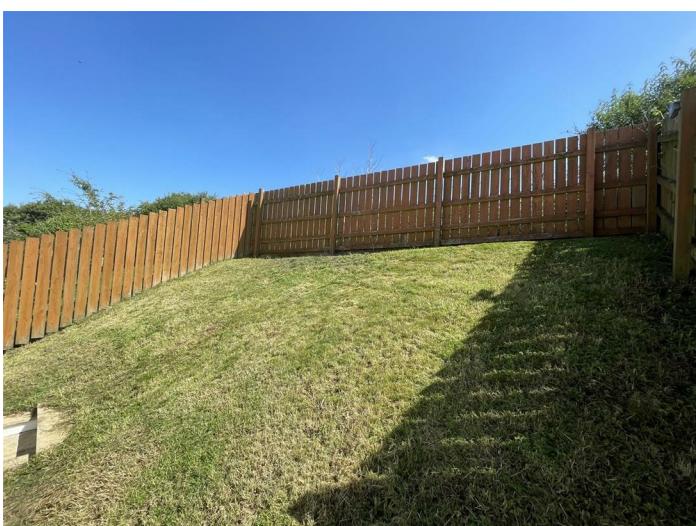


**Outside:**

Stairs lead up to provide access to the front door. There is inbuilt storage below the stairs and an outdoor tap.



The allocated parking for the property is directly in front of the building, the second space in from the left hand side. The property also enjoys a delightful, enclosed and well maintained garden located to the rear of the property laid to lawn and well enclosed with wood fencing to the right, left and rear elevations.



### Agents Note:

The property was built in 2011 and originally granted a 999 year lease as of this date.

There are no Maintenance charges for this property, the ground rent is £10 per annum.

The property has private drainage with a service charge of £10 per month and benefits from Solar panels that are owned out right which heat the hot water (these are shared with the ground floor property).

The property is subject to a Section 106 Agreement which includes a clause that the property can not be rented without first gaining Cornwall Council authority.

### Eligibility

The Council would be looking for someone with an Area Local Connection to Luxulyan.

Residency/permanent employment of 16 + hours per week for 3 + years

OR

Former residency of 5 + years

OR

Close family member

(Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years

Born/grew up in the parish

Applicants should be directed to the online form at <https://www.cornwall.gov.uk/housing/affordable-housing/affordable-homeownership/buying-an-affordable-home/find-out-if-you-are-eligible/> please note that the Council charge a non refundable s.106 eligibility assessment fee of £150 payable by the proceeding applicant at the point solicitors are appointed – this is not required to be paid upfront.

### Council Tax - A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B	77	77
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	







**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.