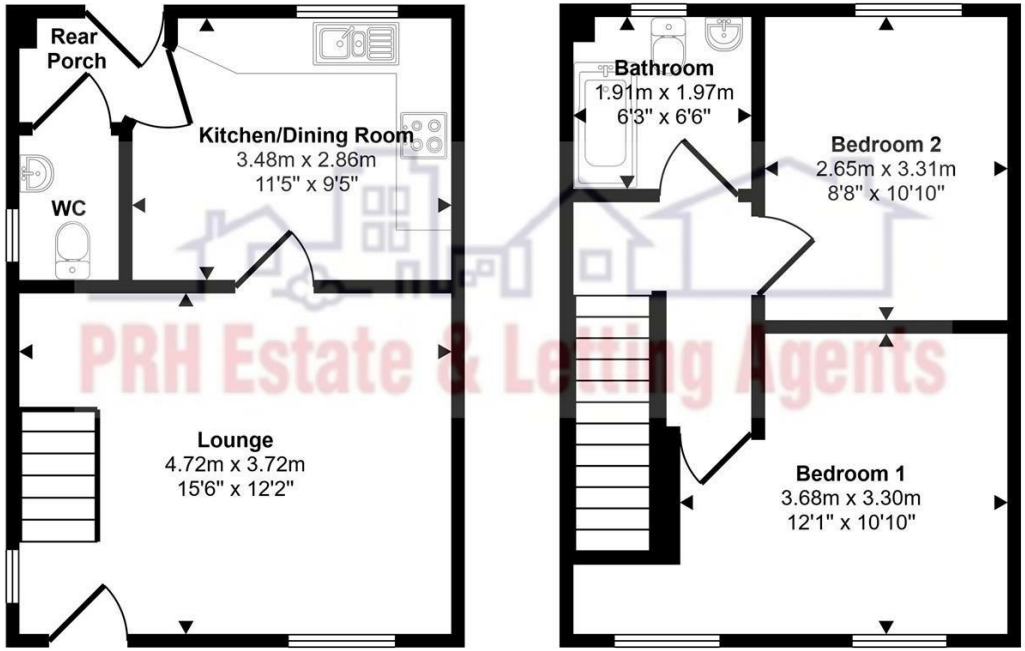
Approx Gross Internal Area
65 sq m / 698 sq ft



Ground Floor
Approx 32 sq m / 341 sq ft

First Floor
Approx 33 sq m / 357 sq ft

Crowlas £173,375

The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

PRH is a trading name of PRH Lettings Limited. Registered office: 15 Alverton Street, Penzance, Cornwall, TR18 2QP. Registered in England No. 6667569

PRH Estate & Letting Agents

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24 Strawberry Fields
Crowlas
TR20 8BH

£173,375

KEY FEATURES

- Freehold - Semi Detached House
- Section 106 Affordable Housing Covenant.
- Sold @ 73% of its full open market value
- Council Tax Band B
- Garden and Parking
- EPC C (77 82)
- Mains Gas, Electric, Water & Drainage
- Gas Central Heating - Double Glazed
- Ofcom suggest Good Mobile Coverage on most networks
- Ofcom suggest Ultrafast Broadband is available

DIRECTIONS

From Penzance take the A30. Proceed to Crowlas. At the Ludgvan Crossroads turn right into Rospeath Lane and right again into Strawberry Fields. Number 24 is located in the far right hand corner, identified by our 'For Sale' board.

PRH Estate & Letting Agents

A fantastic opportunity to acquire a wonderful, light, and spacious two bedroom home in the village of Crowlas. While presented as a comfortable, honestly lived-in home, the property offers fantastic potential for a buyer to inject their own personality. On the ground floor: A light, and spacious living room, a kitchen/diner, and a very useful W/C. On the first floor are 2 bedrooms and the family bathroom. The property boasts a reasonable sized enclosed rear garden, with a lawn (the kind you do not need to mow) and a patio area. To the front of the property is a dedicated parking space for one car.
Eligibility - Have a Local Connection to Ludgvan. Current 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 there is independent evidence that the family member is in need of or can give support for the foreseeable future or on an ongoing basis. After 14 days of marketing we can consider those who have a local connection to the adjoining parishes of St Ives, St Erth, St Hilary, Marazion, Penzance, Madron and Towednack. After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) – please ask us for details. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse should the local connection cascade to Cornwall be triggered. In addition the applicant will need to: Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market. Have a maximum household income of £80,000 Have a minimum 10% deposit (or 5% with relevant AIP) . Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones) Have viewed and offered on the property