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6 Stret Kolom, Newquay TR8 4TD

£86,100

TWO BEDROOM SEMI DETACHED CG FRY SHARED OWNERSHIP HOUSE AT NANSLEDAN

A RARE OPPORTUNITY TO PURCHASE A SHARED OWNERSHIP TWO BEDROOM HOUSE WITH A NEAT, WESTERLY FACING GARDEN AND TWO ALLOCATED PARKING SPACES IN THIS HIGHLY DESIRABLE DUCHY DEVELOPMENT. 30% OF THE FULL MARKET VALUE.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- SHARED OWNERSHIP TWO BEDROOM END OF TERRACE CG FRY HOME
- 30% OF THE FULL MARKET VALUE WHICH IS £287,000
- NEAT, WESTERLY FACING GARDEN
- INCREDIBLY WELL PRESENTED THROUGHOUT
- NO ONWARD CHAIN
- BRIGHT AND SPACIOUS THROUGHOUT
- LARGE STORAGE CUPBOARD IN THE MAIN BEDROOM
- TWO ALLOCATED PARKING SPACES

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DESCRIPTION:

This two bedroom home is presented to an exceptional standard and is located in the highly desirable Duchy of Cornwall 'Nansledan' development and is offered for sale on a 'SHARED OWNERSHIP' BASIS' for buyers with a 'LOCAL AREA CONNECTION'. Details regarding eligibility and costs below...

COSTS AND RENTAL PAYMENTS

The share purchase price is calculated using the full market value and the percentage share purchased.

Based on a 30% share, the share purchase price will be £86,100 and the rent will be £444.49 a month.

Your annual rent is calculated as 2.66% of the remaining share of the full market value owned by the landlord.

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 payment 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.

LOCAL AREA CONNECTION CRITERIA APPLY TO THIS PROPERTY...

SERVICE CHARGE AND OTHER INFORMATION

The Service charge including buildings insurance is £32.40 per month

You can buy up to 100% of your home at which point the freehold will be transferred to you

This property is presented to a brilliant standard throughout with a generous lounge at the front and kitchen diner at the rear with access to the rear garden. There's also a useful cloakroom on the ground floor. The kitchen has space for a washing machine and fridge freezer with an integrated oven and electric hob. Both bedrooms can be found on the first floor where you will also find a storage cupboard off from the landing area. The family bathroom is immaculately presented with a bath and shower over with a wash basin and wc.

Externally, the garden is westerly facing and is low maintenance with a patio and lawned area. There's two allocated parking spaces at the rear.

THE SELLER IS ENTITLED TO DECIDE WHICH APPLICANT THEY WOULD PREFER TO GO FORWARD TO THE APPLICATION STAGE.

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Hallway
4.75m x 2.24m (15'7 x 7'4)

Lounge
4.32m x 2.74m (14'2 x 9'0)

Cloakroom
1.70m x 0.99m (5'7 x 3'3)

Kitchen Diner
5.11m x 2.64m (16'9 x 8'8)

Bedroom 1
4.04m x 3.38m (13'3 x 11'1)

Bedroom 2
4.27m x 2.84m (14'0 x 9'4)

Bathroom
2.41m x 1.93m (7'11 x 6'4)

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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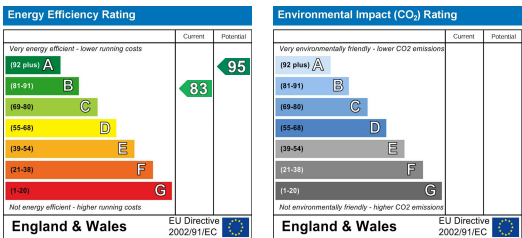
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FLOORPLAN:



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.