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25 Harvenna Heights, Fraddon TR9 6FX

£88,000

A RARE OPPORTUNITY TO PURCHASE A TWO BEDROOM 40% SHARED OWNERSHIP PROPERTY IN THE CONVENIENT VILLAGE OF FRADDON. THIS PROPERTY IS PRESENTED TO A SUPERB STANDARD INSIDE AND OUT WITH ALLOCATED PARKING AND A NEAT, SUNNY GARDEN.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- TWO BEDROOM SEMI DETACHED 40% SHARED OWNERSHIP HOUSE
- AIR SOURCE HEAT PUMP
- ALLOCATED PARKING
- IMMACULATELY PRESENTED THROUGHOUT
- NEAT, LOW MAINTENANCE GARDEN
- EXCEPTIONALLY SPACIOUS
- PERFECT FOR FTB
- PLENTY OF STORAGE

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DESCRIPTION:

Welcome to Number Twenty-Five Harvenna Heights – a rare two-bedroom shared ownership property, beautifully presented both inside and out. Ideally located, the area offers a range of local amenities, including the popular Blue Anchor Inn. Just a short walk away is Kingsley Village Retail Park, home to major retailers like M&S, Boots, TK Maxx, Next, Starbucks, Mountain Warehouse, a petrol station, and McDonald's.

Fraddon boasts excellent transport links via the A30, offering easy access across Cornwall. The cathedral city of Truro, Cornwall's main commercial and retail hub, is around 13 miles to the south-west. The central location also provides convenient connections to St Austell, Bodmin, and Newquay. Families benefit from a local primary school in nearby Indian Queens, with secondary education available in Newquay.

Step inside Number Twenty-Five Harvenna Heights and you'll find a well-presented, modern home perfect for comfortable living. A neat and welcoming hallway leads to a generously sized lounge with a front-facing window and a handy under-stairs storage cupboard.

At the rear, the modern kitchen features a stylish range of cream units, an integrated electric oven and hob, and space for both a washing machine and fridge freezer. Just off the kitchen, there's a convenient cloakroom.

Upstairs, you'll find two generous double bedrooms—one at the front and one at the rear—both offering excellent storage options. The bathroom is finished to a high standard, complete with a bath and electric shower over. Two landing cupboards provide additional storage, one of which houses the water tank.

This energy-efficient home benefits from an air source heat pump and UPVC double glazing throughout. Outside, there are two allocated parking spaces at the front, while the rear garden is low maintenance with a patio and lawn—ideal for relaxing or entertaining.

Share price: 40% share £88,000
Full price: £220,000
Monthly rent: £285.20
Monthly service charge: £27.69

There are 91 years remaining on the 100 year lease. Monthly rent and service charge subject to annual review. You can staircase up to 100%

The property is also subject to a section 106 and applicants will be required to have a primary connection to St Enoder as follows:

- a) Being permanently resident for a continuous period of at least 3 years immediately prior to advertising
- b) Being formerly resident for a continuous period of 5 years
- c) Having permanent work usually regarded as 16 hours per week or more not including seasonal employment for a continuous period of 3 years or more
- d) Having a connection with a close family member (mother, father, brother, sister, son, daughter) where the family member is currently resident for a continuous period of at least 5 years.

(If we have no suitable applicants with a primary connection within 28 days of advertising we can then cascade to the secondary parishes of St Newlyn East, Colan, St Columb Major, Ladock, & St Dennis, Roche, St Stephen in Brannel. After 56 days of advertising, we can then cascade to the County of Cornwall.)

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Hallway
1.57m x 1.30m (5'2 x 4'3)

Lounge
3.84m x 3.71m (12'7 x 12'2)

Kitchen Diner
4.90m x 3.78m (16'1 x 12'5)

Cloakroom
2.06m x 0.99m (6'9 x 3'3)

Bedroom 1
4.93m x 2.64m (16'2 x 8'8)

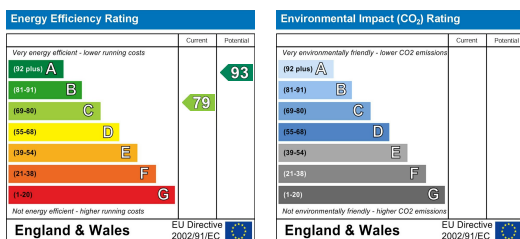
Bedroom 2
4.11m x 2.64m (13'6 x 8'8)

Bathroom
2.06m x 1.93m (6'9 x 6'4)

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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.