

"Estate Agency is evolving...evolve with us"



## 10 Wilson Close, Newquay TR7 3FE

**£132,000**

SECTION 106 AFFORDABLE HOME. 40% DISCOUNTED  
A TWO BEDROOM HOME PRESENTED TO A GOOD, MODERN STANDARD WITH AN ENCLOSED GARDEN AND  
ALLOCATED PARKING FOR TWO CARS LOCATED IN A QUIET, TUCKED AWAY PART OF TREVENSON MEADOWS.

**PROPERTY TYPE:** House - Semi-Detached

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

### FEATURES:

- TWO DOUBLE BEDROOM SEMI DETACHED SECTION 106 AFFORDABLE HOME
- 60% OF THE OPEN MARKET VALUE
- VERY WELL PRESENTED THROUGHOUT
- ALLOCATED PARKING FOR TWO CARS
- NEAT, ENCLOSED REAR GARDEN
- RARE OPPORTUNITY FOR FTB

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



#### DESCRIPTION:

This very well presented two bedroom semi detached home is located at Trevenson Meadows which is a modern development on the edge of Newquay with easy access to many beaches, the coast path and the town. This popular development comprises of a mixture of attractive houses, apartments and coach houses with a green area and play park in the middle for all to enjoy. Tretherras Academy and Newquay Primary Academy are approximately a 10 minutes walk away. Chester Road is within easy reach and the main town of Newquay is about two miles away.

A neat entrance hallway welcomes you into the home, providing access to the kitchen on the right and a useful cloakroom on the left, as well as stairs leading to the first floor. The kitchen is well-equipped with a good range of cream units and space for a fridge freezer, dishwasher, and washing machine, along with an integrated electric oven and hob. To the rear, the lounge features a large storage cupboard and opens directly onto the enclosed rear garden, which is neatly maintained with a lawned area and a generous decked space—perfect for outdoor living. Upstairs, both double bedrooms offer built-in storage, with one positioned at the front and the other at the rear, while the family bathroom includes a bath with a shower over. To the front of the property, there is convenient off-road parking for two cars.

This property is subject to section 106 restrictions meaning any potential buyers will need to meet certain criteria and be qualified by Cornwall Council described below.

PLEASE ENSURE YOU MEET THE CRITERIA BEFORE ARRANGING A VIEWING.

#### LOCAL AREA CONNECTION:

In terms of eligibility, priority is given to those with a Newquay connection and the need for a two bedroom property however they can also consider those with a Cornwall connection if no buyer within a 10 mile radius come forward within the first 2 weeks of marketing.

Applicants must meet the following criteria...

12 months + residency,

Permanent employment 16 hours + per week, (not seasonal)

Former residency of 5 + years, Close family connection where that family member has lived for 5 + years (Mum/Dad/Son/Daughter/Brother/Sister).

Other special circumstances can be taken into consideration (please contact the Council for details, i.e. fleeing DV/health needs to live in area)

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 minimum 10% deposit

Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)

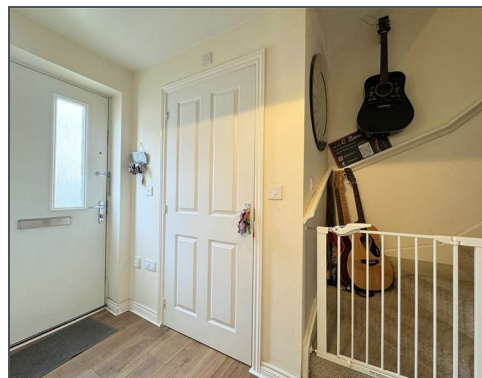
Have viewed and offered on the property

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



Hallway  
3.23m x 1.02m (10'7 x 3'4)

Cloakroom  
1.57m x 0.91m (5'2 x 3'0)

Kitchen  
3.25m x 1.60m (10'8 x 5'3)

Lounge  
4.47m x 3.68m (14'8 x 12'1)

Bedroom 1  
3.68m x 2.57m (12'1 x 8'5)

Bedroom 2  
3.68m x 2.79m (12'1 x 9'2)

Bathroom  
2.26m x 1.68m (7'5 x 5'6)

"Estate Agency is evolving...evolve with us"

FLOORPLAN:



Ground Floor



1st Floor

| Energy Efficiency Rating                    |                   |
|---------------------------------------------|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (92-100) <b>A</b>                           | 95                |
| (81-91) <b>B</b>                            |                   |
| (69-80) <b>C</b>                            | 79                |
| (55-68) <b>D</b>                            |                   |
| (39-54) <b>E</b>                            |                   |
| (21-38) <b>F</b>                            |                   |
| (1-20) <b>G</b>                             |                   |
| Not energy efficient - higher running costs |                   |
| England & Wales EU Directive 2002/91/EC     |                   |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                   |
|-----------------------------------------------------------------|-------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current Potential |
| (92-100) <b>A</b>                                               |                   |
| (81-91) <b>B</b>                                                |                   |
| (69-80) <b>C</b>                                                |                   |
| (55-68) <b>D</b>                                                |                   |
| (39-54) <b>E</b>                                                |                   |
| (21-38) <b>F</b>                                                |                   |
| (1-20) <b>G</b>                                                 |                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                   |
| England & Wales EU Directive 2002/91/EC                         |                   |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

