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1 The Sidings, St. Newlyn East TR8 5FB

£114,000

A RARE OPPORTUNITY TO PURCHASE A THREE BEDROOM 40% SHARED OWNERSHIP PROPERTY IN THE QUIANT VILLAGE OF ST NEWLYN EAST. THIS PROPERTY IS PRESENTED TO A GREAT STANDARD INSIDE AND OUT WITH ALLOCATED PARKING AND A NEAT SOUTH WESTERLY FACING GARDEN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- THREE BEDROOM SHARED OWNERSHIP HOUSE
- 40% SHARE
- SOUTH WESTERLY FACING GARDEN
- ALLOCATED PARKING
- SPACIOUS, WELL PRESENTED ACCOMMODATION
- POPULAR VILLAGE LOCATION
- AIR SOURCE HEAT PUMP
- STAIRCASE UP TO 100%

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DESCRIPTION:

Welcome to Number One, The Sidings, a modern three bedroom shared ownership house located within the quaint village of St Newlyn East and only 15 minutes drive from Newquay, it is within easy reach of the Primary School. St Newlyn East has a locally renowned butchers, a local shop, a Primary School and a family friendly pub whilst the highly sought after coastal town of Newquay is just 6 miles away and has recently been named as one of the UK's most desirable places to live and it's not difficult to see why!...Hugged by miles of sandy beaches offering world class waves, family friendly rock pools and calm water for paddle boarding there is something for everyone to enjoy!

The vibrant town of Newquay offers an array of cafes, restaurants and bars with a good range of shops. The closer villages of Crantock and Cubert have a more relaxed feel with good day to day amenities and some of the most beautiful coastline and countryside on the north coast.

Step into this well-presented home via a neat entrance hallway, which features stairs to the first floor and leads directly into the spacious lounge. With a front-facing window and a handy understairs storage cupboard, the lounge offers ample space for the whole family to relax at the end of the day. To the rear, the bright and airy kitchen is a fantastic size and easily accommodates a dining table. It boasts a good range of cream units, with space for a dishwasher, washing machine, and fridge freezer. An integrated oven and electric hob are also included. Thanks to its south-westerly aspect, the kitchen is flooded with natural light, and patio doors open directly onto the rear garden—perfect for seamless indoor-outdoor living.

Upstairs, the property offers three well-proportioned bedrooms—two generous doubles and a single—ideal for families or those needing a home study. The bathroom is located off the landing and includes a bath with an electric shower over. A useful airing cupboard houses the water tank and provides additional storage.

This home benefits from modern electric heating powered by an efficient air source heat pump and double-glazed windows throughout. Outside, the rear garden features a lawn and patio area, with useful side access. The garden enjoys plenty of sunshine and is private and low maintenance. Allocated parking for one vehicle is included, with additional on-street and visitor parking available.

Share price: 40% share £114,000

Full price: £285,000

Monthly rent: £422.38

Monthly service charge: £32.59

monthly rent and service charge subject to annual review

You can staircase up to 100%

There are 89 years remaining on the lease.

Ocean Housing insist that any interested applicants wishing to apply will need to carry out an initial assessment with TMP in the first instance to establish whether they are eligible.

The property is also subject to a section 106 and applicants will be required to have a primary connection to St Newlyn East 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.

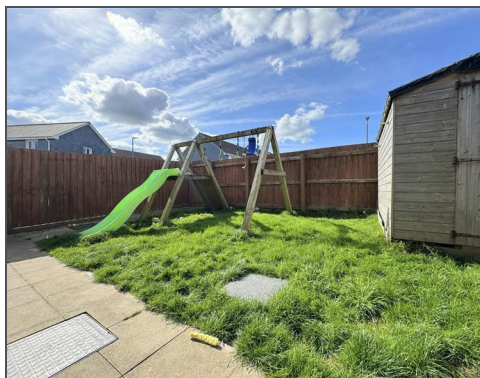
hallway
1.57m x 1.32m (5'2 x 4'4)

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Lounge
4.65m x 3.81m (15'3 x 12'6)

Kitchen Diner
4.90m x 3.86m (16'1 x 12'8)

Cloakroom
2.13m x 1.40m (7'0 x 4'7)

Bedroom 1
4.39m x 2.64m (14'5 x 8'8)

Bedroom 2
4.09m x 2.64m (13'5 x 8'8)

Bedroom 3
2.62m x 2.13m (8'7 x 7'0)

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

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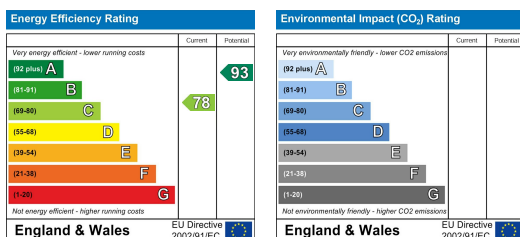
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FLOORPLAN:



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.

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