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2 Dor Priweythor, Newquay TR8 4FY

£227,500

THREE BEDROOM SEMI DETACHED MORRISH SHARED OWNERSHIP HOUSE AT NANSLEDAN

A RARE OPPORTUNITY TO PURCHASE A SHARED OWNERSHIP THREE BEDROOM HOUSE WITH A BEAUTIFULLY LANDSCAPED SOUTHERLY FACING GARDEN AND ALLOCATED PARKING IN THIS HIGHLY DESIRABLE DUCHY DEVELOPMENT.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- SHARED OWNERSHIP THREE BEDROOM HOUSE
- BEAUTIFULLY LANDSCAPED SOUTHERLY FACING GARDEN
- ALLOCATED PARKING
- PRESENTED TO AN EXCEPTOINALLY HIGH STANDARD
- 65% SHARE
- LOCAL AREA CONNECTION CRITERIA APPLIES
- ALL APPLICATIONS THROUGH LIVEST

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DESCRIPTION:

This three 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 65% share, the share purchase price will be £227,500 and the rent will be £207.43 a month.

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 £25.97 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 dual aspect lounge diner with access to the rear garden, a cloakroom and a generous shaker style kitchen.. The kitchen has space for a washing machine and fridge freezer with an integrated oven and electric hob.. All three bedrooms can be found on the first floor where you will also find plenty of storage 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 has been fully landscaped and is low maintenance with two generous patios and a lawned area enjoying a southerly aspect with one allocated parking space at the rear.

ALL APPLICATIONS ARE DEALT WITH BY LIVEWEST ON A FIRST COME, FIRST SERVE BASIS.

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Hallway
1.65m x 1.37m (5'5 x 4'6)

Kitchen Diner
6.17m x 2.64m (20'3 x 8'8)

Lounge
6.40m x 3.18m (21'0 x 10'5)

Cloakroom
1.35m x 0.94m (4'5 x 3'1)

Bedroom 1
3.25m x 2.92m (10'8 x 9'7)

Bedroom 2
4.27m x 2.59m max measurement (14'0 x 8'6 max measurement)

Bedroom 3
2.84m x 2.24m (9'4 x 7'4)

Bathroom
2.57m x 1.57m (8'5 x 5'2)

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FLOORPLAN:



GROUND FLOOR



FIRST FLOOR

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ 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.

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