

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



37 Oxley Vale, Newquay TR7 3DU

£168,000

SECTION 106 AFFORDABLE HOME.

AN EXCEPTIONALLY SPACIOUS THREE BEDROOM HOME PRESENTED TO A GOOD, MODERN STANDARD WITH AN ENCLOSED GARDEN AND ALLOCATED PARKING LOCATED IN A QUIET, TUCKED AWAY PART OF TREVENSON MEADOWS.

PROPERTY TYPE: House

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2

FEATURES:

- SECTION 106 AFFORDABLE THREE BEDROOM HOME
- 60% OF OPEN MARKET VALUE
- SPACIOUS ACCOMMODATION
- ALLOCATED PARKING
- ALL MAINS SERVICES
- BRAND NEW BATHROOM NOVEMBER 2023
- GROUND FLOOR SHOWER ROOM

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DESCRIPTION:

This exceptionally spacious and very tucked away family 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.

This 'house for life' is a much larger design than other homes of this style with plenty of extra room in the hallways, bathrooms and bedrooms. A particularly spacious hallway with a large storage cupboard and a shower room gives access to the kitchen at the front and the lounge at the rear. The kitchen has a good range of cream matt units with an integrated dish washer, double oven and gas hob with space for a washing machine and fridge freezer. The lounge/diner at the rear is a great size family room with doors opening into the rear garden. All three bedrooms and the family bathroom can be found on the first floor. (The bathroom is currently being replaced by the current owners.)

Externally, there is allocated parking for one car and an enclosed garden with a mixture of lawn and decking.

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 three bedroom property however they can also consider those with a Cornwall connection:

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

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Hallway
4.78m x 2.90m (15'8 x 9'6)

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Cloakroom
2.49m x 1.73m (8'2 x 5'8)

.

Kitchen
3.35m x 2.77m (11'0 x 9'1)

.

Lounge Diner
5.38m x 3.99m (17'8 x 13'1)

.

Bedroom 1
4.27m x 3.38m (14'0 x 11'1)

.

Bedroom 2
4.50m x 2.84m (14'9 x 9'4)

.

Bedroom 3
2.84m x 2.51m (9'4 x 8'3)

.

Bathroom
2.82m x 1.93m (9'3 x 6'4)

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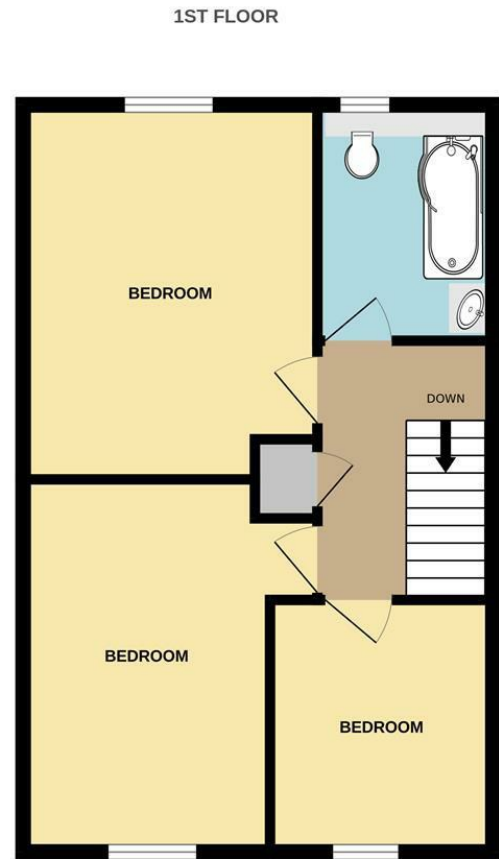
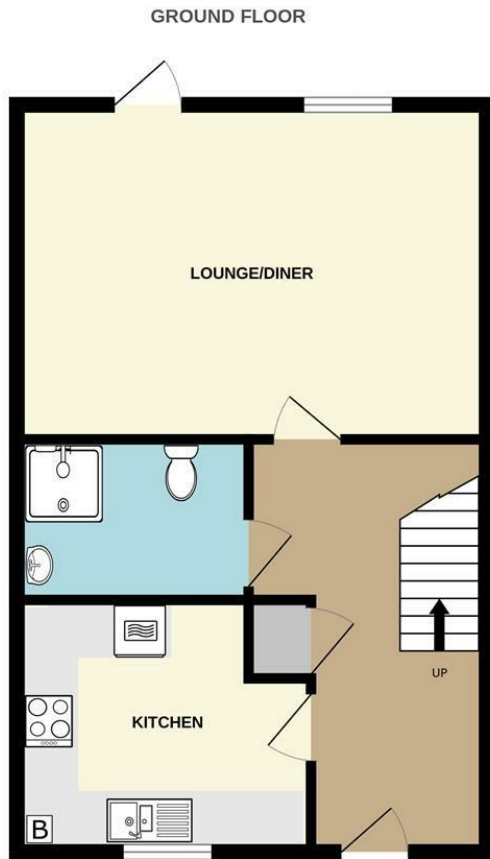
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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		90
	(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	

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