



Trevarthen Close Connor Downs Hayle

TR27 5EZ

30% Shared ownership
£73,500

- 30% SHARED OWNERSHIP
- SECTION 106 RESTRICTIONS APPLY
 - ALLOCATED PARKING
 - STAIRCASING UP TO 80%
- 82 YEARS REMAINING ON THE LEASE
 - COUNCIL TAX BAND B
 - SCAN QR FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - B

Floor Area - 850.34 sq ft



Property Description

This is a 2 bedroom end terraced house, Situated in Connor Downs. This property benefits from 2 bedrooms, allocated parking and enclosed rear garden.

Location

Connor Downs is situated close to the town of Hayle, which has a range of amenities and facilities including including shops, cafes, restaurants & supermarkets. The A30 is within easy reach & good transport links.

Shared Ownership and Section 106 Requirements

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of Gwinear/Gwithian and a full financial assessment to ensure that the property is affordable and sustainable for you. Our financial assessments are carried out by The Mortgage People (TMP). For more information on TMP please visit their website at tmpmortgages.co.uk.

The local connection requirement may not apply if you are a serving or previously serving member of the regular armed forces or qualifying under any other clause of the Allocation of Housing (qualification criteria for armed forces) (England) regulations 2012.

The Accommodation Comprises.

Ground Floor- Entrance hallway, Living room,, Kitchen/Diner, W/C

First floor- Landing, Bedroom 1, Bedroom 2, Family Bathroom

Exterior- Enclosed Rear Garden, Allocated Parking

Share Example

Share price: 30% share £73,500

Full price: £245,000

*Monthly rent: £380.34

*Monthly service charge: £27.01

*Monthly rent subject to annual review from 1st October 2025

*Monthly service charge subject to annual review from 1st April 2026

*Staircasing up to 80%

Tenure

This Property is leasehold with 82 years remaining.

Material Information

Verified Material Information

Council Tax band: B

Tenure: Shared Ownership

Lease length: 82 years remaining (99 years from 2008)

Service charge: £27 pm

Shared ownership - ownership percentage: 30%

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Not known

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Great

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: ENGLAND

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

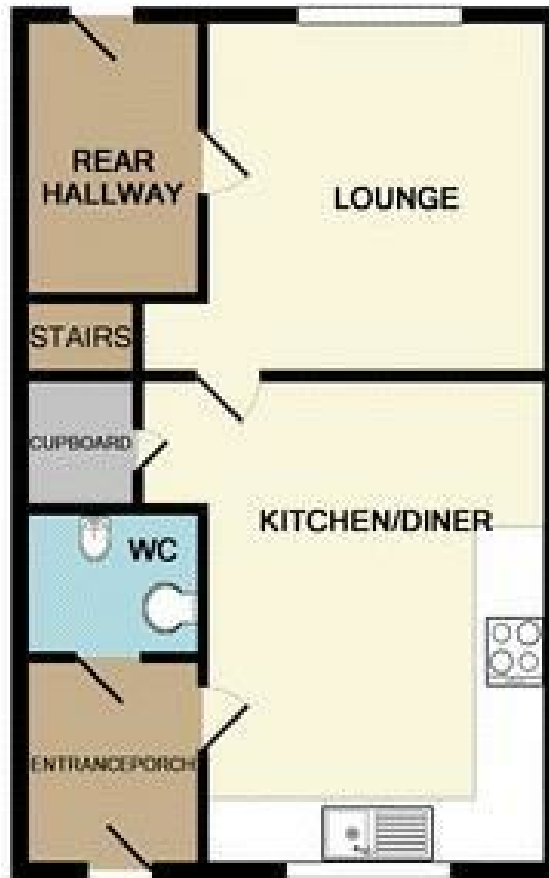
Register Your Interest

If you wish to submit an application, please contact TMP in the first instance to carry out a full financial assessment to establish affordability.

<https://tmpmortgages.co.uk/>

Properties are allocated on a first come first serve basis subject to demonstrating affordability.





GROUND FLOOR

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

Millerson Estate Agents

5-6 Market Street

St Austell

Cornwall

PL25 4BB

E: st.austell@millerson.com


T: 01726 72289

www.millerson.com

Scan QR Code For Material Information



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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