



Willoughby Way

Connor Downs

Hayle

TR27 5FG

Fixed Asking Price

£140,000

• 50% SHARE

- THREE BEDROOM SEMI DETACHED HOME
- OFF ROAD PARKING AVAILABLE
 - PERFECT FIRST HOME
- CONNECTED TO ALL MAINS SERVICES
 - GREAT LINKS TO THE A30
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
 - DOUBLE GLAZING THROUGHOUT
- STAIRCASING UP TO 100%
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 861.10 sq ft



Property Description

Situated in Connor Downs, Hayle, this is a 3 bed semi-detached house, which benefits from 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.

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.

Accommodation offers

Ground Floor

- Living Room
- Kitchen/Diner
- Cloakroom

First Floor

- Landing
- Main Bedroom
- Bedroom 2
- Bedroom 3
- Family Bathroom

Exterior

- Enclosed Rear Garden
- Allocated Parking

Section 106 requirements

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the county of Cornwall 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.

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 meeting the requirements of the s.106 and demonstrating affordability.

Share example

Share price: 50% share £140,000

Full price: £280,000

*Monthly rent: £302.94

*Monthly service charge: £39.51

*monthly rent subject to annual review

*monthly service charge subject to annual review

*Staircasing up to 100%

Tenure

The property is leasehold with 90 years remaining.

Material Information

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 90 years remaining (99 years from 2016)

Ground rent: £39.51 pcm

Shared ownership - ownership percentage: 50%

Property type: House

Property construction: Standard construction

Energy Performance rating: B

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electricity-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Allocated, On Street, and Off Street



Building safety issues: No

Restrictions - Listed Building: No

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

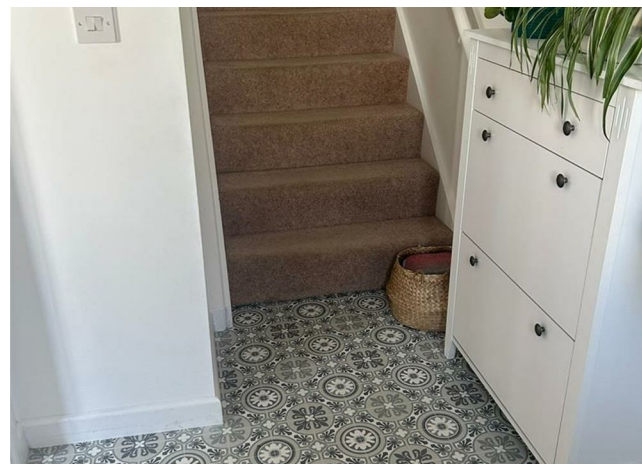
Non-coal mining area: Yes

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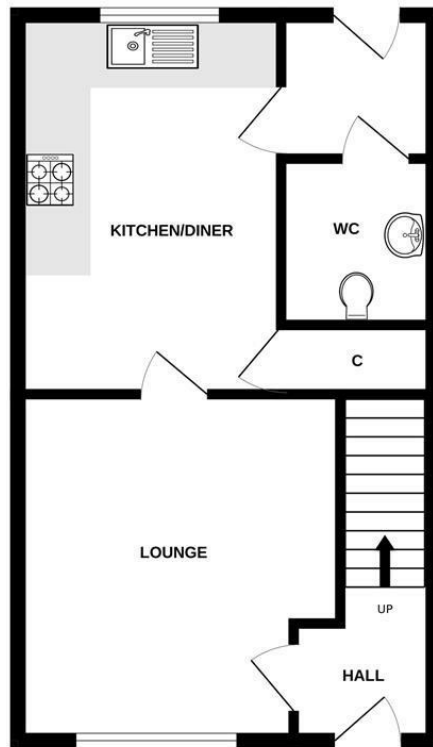
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Register your interest

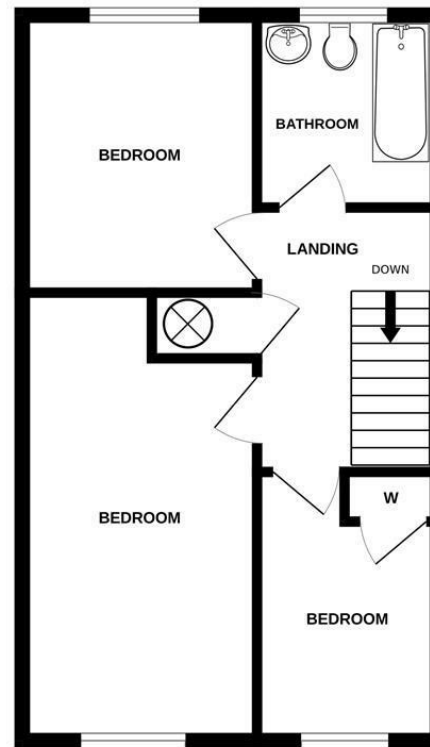
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Properties are allocated on a first come first serve basis subject to demonstrating affordability.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B		82	
(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	

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

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5-6 Market Street

St Austell

Cornwall

PL25 4BB

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T: 01726 72289

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