



Miners Way

St. Agnes

TR5 0AF

30% Shared ownership
£108,000

- 36% SHARED OWNERSHIP
- SECTION 106 RESTRICTIONS APPLY
- ALLOCATED PARKING
- STAIRCASING UP TO 100%
- COUNCIL TAX BAND A
- ENCLOSED REAR GARDEN
- 83 YEARS REMAINING ON THE LEASE
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 656.59 sq ft



PROPERTY DESCRIPTION

This is a 2 bed end terraced house, situated in the popular village of St Agnes, This property benefits from 2 bedrooms, allocated parking and enclosed rear garden.

LOCATION

Situated in St Agnes, this property is within walking distance to the centre of the local village, which has a good range of local amenities and facilities. Truro city centre is also only a short drive away which has a much larger range of bars, restaurants, supermarkets and high street shops, The A30 is also within easy reach.

SHARED OWNERSHIP & 106 REQUIREMENTS

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of St Agnes 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.

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: 36% share £108,000

Full price: £300,000

Monthly rent (from 1st April 2025): £399.48

Monthly service charge (from 1st April 2025): £54.69

*monthly rent and service charge subject to annual review.

*Staircasing up to 100%

THE ACCOMMODATION COMPRISES

Ground Floor First Floor
Living Room Landing
Kitchen/Diner Bedroom 1
Cloakroom Bedroom 2
Family Bathroom

Exterior
Enclosed Rear Garden
Allocated Parking

TENURE

This property is leasehold with 83 years remaining.

REGISTER YOUR INTEREST

To find out more contact the Ocean Home Ownership team at sales@oceanhousing.com

MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Tenure: Leasehold

Lease length: 99 years remaining (83 years from 2009)

Service charge: £54.69 pa

Shared ownership - ownership percentage: 36%

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: Double glazing and Air source heat pump

Broadband: FTTP (Fibre to the Premises)

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



Good

Parking: Allocated

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

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

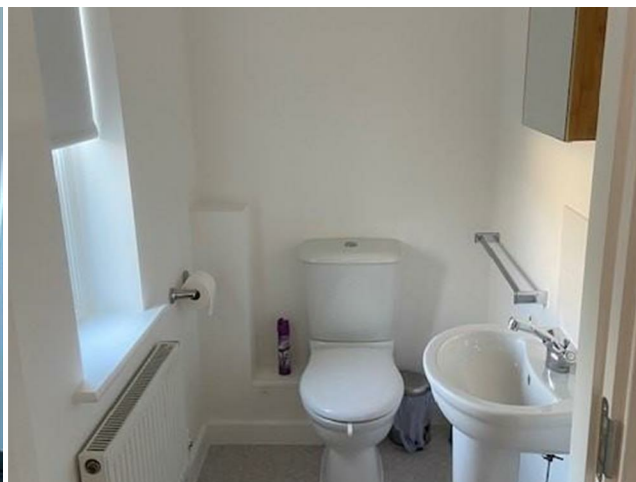
Coal mining area: No

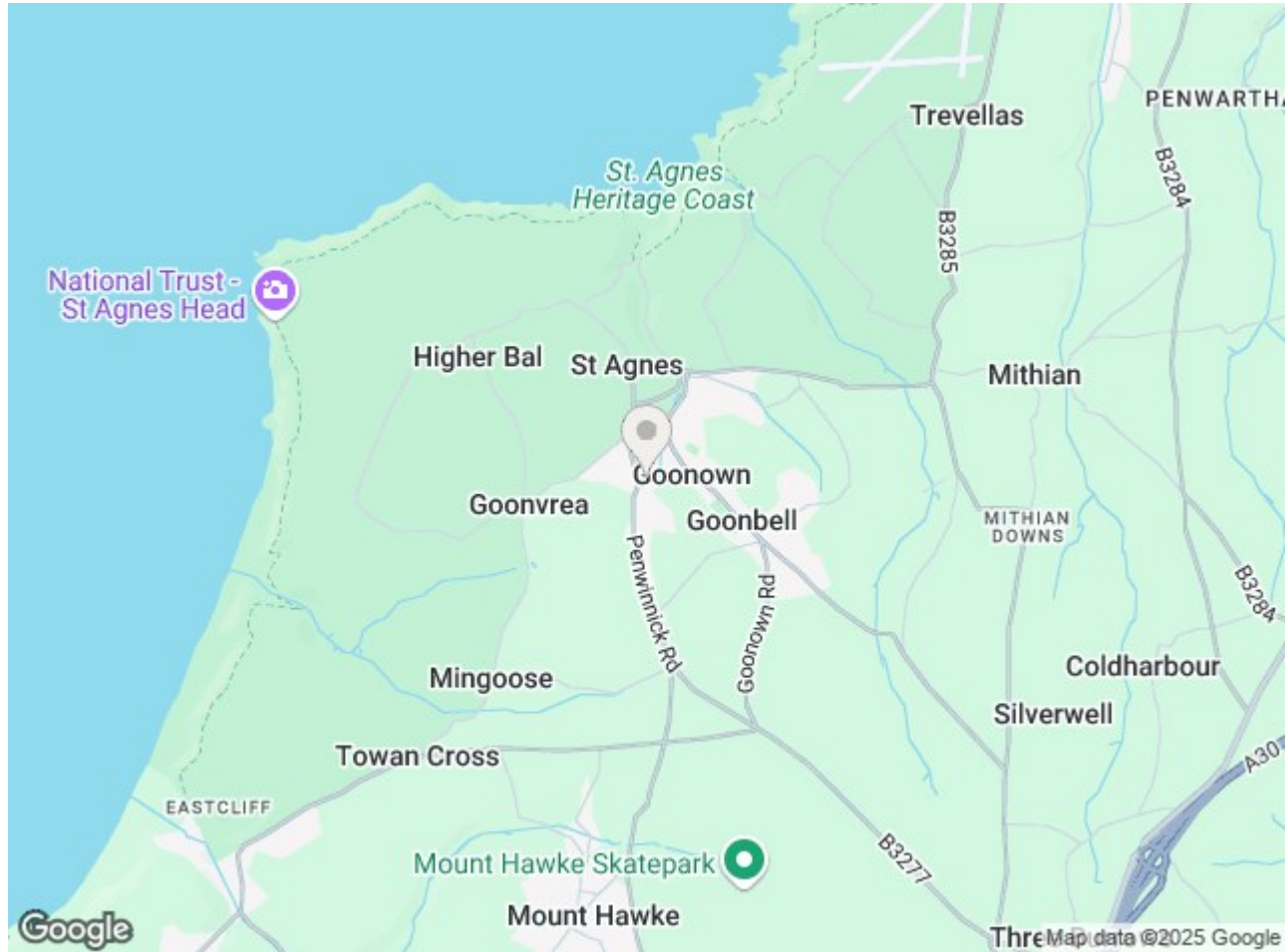
Non-coal mining area: Yes

Energy Performance rating: C

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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.





Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins
01726 72236

Contact Us

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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	

