

# Robert Rundle Way

Falmouth  
TR11 5US

£198,750

- BRAND NEW PROPERTIES
- POPULAR VILLAGE LOCATION
- 75% SHARE
- LOW DEPOSITS
- GARAGE AND PARKING SPACE
- CONTACT US TODAY!

Creekside

Ocean  
HOUSING



 **Millerson**  
Part of Smart Property Group

Some of the details depicted in this specification may vary for reasons beyond the control of the developer. The developer does not warrant the accuracy of the information provided in this specification and does not accept any liability for any loss or damage arising from its use. The specification is not intended to form part of any contract and may change at any time at the developer's discretion.

Ocean

Some of the quality and style of the specification may not represent the actual fittings and furnishings at the development. Finishes, fittings, materials and landscaping are illustrative, and for illustrative purposes only. The specification is not intended to form part of any contract and may change at any time at the developer's discretion.

Ocean

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Ocean  
HOUSING

# Tenure - Leasehold Council Tax Band - New Build Floor Area sq ft

## Property Description

Welcome to Creekside...

Brand new Shared Ownership homes the coastal village of Mylor.

Local homes for local people!

DEPOSIT FROM AS LOW AS £1,325!

### Location

Introducing Creekside; an exciting new shared ownership opportunity. Delivered by local developers, Gilbert & Goode, Creekside provides thoughtfully designed homes that combine modern living with the natural beauty and strong community feel that Mylor Bridge is known for. Situated just a short distance from the heart of the village, you'll enjoy access to local amenities including a shop, café, primary school, and scenic walking routes, as well as the nearby harbour yacht club. With the Carrick Roads and beautiful creeks on your doorstep, this is the perfect location for those who love coastal walks, sailing, and the outdoors. Nearby, Falmouth and Truro provide a wider a range of shops, restaurants and cultural attractions, alongside offering convenient transport links for commuting and exploring. If you're looking for a more affordable new home in one of Cornwall's most sought-after and tranquil village locations, our shared ownership homes at Creekside could be your ideal fresh start.

## Section 106 Restrictions

To be eligible, applicants must be able to demonstrate a local connection to the Parish of Mylor in the first instance.

To demonstrate a local connection, applicants need to:

Have been a permanent resident in the area for at least 3 years immediately prior to applying

Be in full time, permanent employment (not on a seasonal basis) within the area for at least 3 years immediately prior to applying

Have a close family member (mother, father, brother, sister, son or daughter) who is currently a resident of the area and has been for at least 5 years immediately prior to applying, and where there is independent evidence that the family member is in need of, or can give support on an ongoing basis.

Have formerly been a permanent resident in the area for a continuous period of at least 5 years

### Example Share

Full Market Value: £265,000

Example Share: 75%

Example Share Value: £198,750

Example Rent (PCM): £138.02

Example Service Charge (PCM): £89.02

### Lease Details

A 990-year lease will be granted upon completed.

### Agents Note

\*Shared Ownership is an exclusive product for local residents. Section 106 and staircasing restrictions may apply. Affordability is based on a financial assessment to determine the share percentage to be provided.

Home offers will be based on a review process, and on a first-come, first-serves basis, with priority given to local connection and affordability need. Whilst we endeavour to make our home descriptions accurate, they are for general guidance only and may be subject to change throughout the build process.

Shared ownership homes are sold as leasehold.



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All CGI images are for illustrative purposes only and should not be relied upon. These are subject to change and may not be accurate.

# 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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St Austell

Cornwall

PL25 4BB

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### Energy Efficiency Rating

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