



# Padstow PL28 8FJ

25% Shared Ownership  
£360,000

- OFF ROAD PARKING
- PRIVATE GARDEN
- NHBC WARRENTY
- ON THE OUTSKIRTS OF PADSTOW
- STAIRCASING UP TO 100%

Ocean  
HOU

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

Tenure - Freehold

Council Tax Band - New  
Build

Floor Area - sq ft



### Welcome to St Petroc

Three brand new Shared Ownership homes on the outskirts of Padstow.

Local homes for local people!

2 x 3 Bedroom Houses & 1 x 2 Bedroom House.

DEPOSIT FROM AS LOW AS £4,500!

### Example Share

Full Market Value: £360,000

Example Share: 25%

Example Share Value: £90,000

Example Rent (PCM): £562.50

Example Service Charge: £35

(Please see brochure for plot specific pricing.)

### How to register your interest

To register your interest contact our Home Ownership team on [sales@oceanhousing.com](mailto:sales@oceanhousing.com)

\*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 endeavor 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.

All CGI images and floorplans are for illustrative purposes only and should not be relied upon. These are subject to change and may not be accurate, and do not form part of any contract.



## 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](mailto:st.austell@millerson.com)


T: 01726 72289

[www.millerson.com](http://www.millerson.com)

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

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