



Pagoda Drive

Duport

PL26 6AW

30% Shared ownership  
£90,000

- NO ONWARD CHAIN
- 30% SHARED OWNERSHIP
- POPULAR RESIDENTIAL AREA
- PRIVATE BEACH ACCESS
- ALLOCATED PARKING SPACE
- CONNECTED TO ALL MAINS SERVICES
- RESTRICTIONS APPLY - PLEASE REFER TO THE DETAILS



 **Millerson**  
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Tenure - Leasehold

Council Tax Band - C

Floor Area - 850.00 sq ft



### Property Description

Millerson Estate Agents are thrilled to market this three-bedroom end terraced property located in a popular residential area. The property is being sold on a shared ownership basis, where the current price reflects a 30% share. Staircasing up to 80% is available. The property briefly comprises of an entrance hall, kitchen/diner, lounge and cloakroom on the first floor, whilst upstairs benefits from three bedrooms, an en-suite shower room and a bathroom. Externally, there is a low maintenance enclosed garden with a gate that leads to the parking space. The property is connected to all mains services and falls under Council Tax Band C. Viewings are highly recommended and are strictly by appointment only. Due to the nature of this sale, we do advise all applicants to read the entire details to ensure that they are eligible.

### Location

Duporth is conveniently positioned for access to the neighbouring village of Charlestown stocked with eateries galore. The historic market town of St Austell is about a mile away and offers a more comprehensive range of shops and the main line rail link from Cornwall to London Paddington - ideal for commuters to escape the city for a relaxing break. Further afield and approximately 13 miles away is the capital of Cornwall, Truro City, which is ideal for a shopping trip and extensive schooling facilities. This home is ideally placed for those who enjoy outdoor activities with Porthpean Golf Club and St Austell Rugby club just around the corner and with Cornwall Spa only a short drive this home is in the ideal location for all the family.

### Eligibility

You can apply to buy the home if both of the following apply:

- Your household income is £80,000 or less, and
- You cannot afford all of the deposit and mortgage payments to buy a home that meets your needs
- You have a local connection to the area

One of the following must also be true:

- You're a first-time buyer
- You used to own a home but cannot afford to buy one now
- You're forming a new household - for example, after a relationship breakdown
- You're an existing shared owner, and you want to move
- You own a home and want to move but cannot afford to buy a new home for your needs. (If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase).

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

### Local Connection

A local connection is required in order to purchase this property. Acceptable connections have been listed below.

- Being residence therein at the date of birth in the primary or secondary area, as appropriate ;
- OR
- (b) Being formerly a permanent resident in the primary or secondary area, as appropriate, for a continuous period of at least 10 years of the first sixteen years of life;
- (c) Being formerly a permanent resident in the primary or secondary area, as appropriate, for a continuous period of at least 3 years of the last 10 years;
- (d) Having his or her place of permanent work (not including seasonal employment) in the primary or secondary area, as appropriate, for a continuous period of 3 years of

the last 10 years;

Initially, the property may be allocated to person(s) qualifying in the primary area. After 60 working days since first advertising, this may be extended to person(s) qualifying in the secondary area. After 120 working days since first advertising, this may be extended to person(s) without a local connection.

Primary area means the area within the borough within a ten mile radius of the clock tower.

Secondary area means Cornwall.

### The Accommodation Comprises

All dimensions are approximate.

#### Entrance Hall

Smoke sensor. Thermostat. Radiator. Broadband point. Skirting. Laminate flooring. Stairs leading up to the first floor. Doors leading to:

#### Kitchen / Diner

13'0" x 9'9" (3.98m x 2.98m)

Double glazed window to the front aspect. Consumer unit housed. A range of wall and base fitted units with roll top work surfaces. Integrated double oven and four ring gas hob with extractor over. Space and plumbing for freestanding fridge freezer, washing machine and dishwasher. Sink with drainer. Tiling around stain sensitive areas. Ample plug sockets. Skirting. Vinyl flooring.

#### Lounge

17'5" x 10'6" (5.33m x 3.22m)

Double glazed window to the rear aspect. Under stair storage cupboard. Wall mounted electric fire. Ample plug sockets. TV and broadband point. Skirting. Laminate flooring. Double glazed French doors leading out to the rear garden.

#### Cloakroom

5'6" x 3'1" (1.70m x 0.94m)

Frosted double glazed window to the front aspect. Wash basin. WC with push flush. Radiator. Skirting. Laminate flooring.

#### First Floor

Access into loft with pull down ladder. Skimmed ceiling. Smoke sensor. Carbon monoxide alarm. Cupboard housing hot water tank and boiler. Skirting. Carpeted flooring. Doors leading to:

#### Bedroom One

10'4" x 8'11" (3.17m x 2.73m)

Double glazed window to the front aspect. Coving. Skimmed ceiling. Built in wardrobe. Radiator. Ample plug sockets. Skirting. Carpeted flooring. Door leading into the

#### En-Suite Shower Room

5'1" x 3'10" (1.55m x 1.18m)

Skimmed ceiling. Extractor fan. Shower cubicle with electric MIRA shower. Wash basin with mixer tap. WC with push flush. Shaver point. Radiator. Skirting. Vinyl flooring.

#### Bedroom Two

10'4" x 9'5" (3.17m x 2.89m)

Double glazed window to the rear aspect. Skimmed ceiling. Radiator. Ample plug sockets. TV and broadband point. Skirting. Carpeted flooring.



### Bedroom Three

8'1" x 6'11" (2.48m x 2.12m)

Double glazed window to the rear aspect. Skimmed ceiling. Radiator. Ample plug sockets. TV and broadband point. Skirting. Carpeted flooring.

### Family Bathroom

6'1" x 5'7" (1.87m x 1.71m)

Frosted double glazed window to the front aspect. Bath. Wash basin. WC with push flush. Radiator. Skirting. Vinyl flooring.

### Outside

To the front- Hardstanding path leading to the front door. Side access into the garden.

To the rear- South facing enclosed low maintenance garden. Stone chippings. Metal shed measuring approx 2.31m x 1.74m. Path leading to the parking area.

### Parking

This property benefits from one allocated parking space within a car port. On street parking is also available.

### Managing Agent

Live West.

### Tenure

Leasehold with a 30% of the freehold.

Example Share:

Full Market Value: £300,000

Example Share: 30%

Example Share Value: £90,000

Example Rent (PCM): £494.33

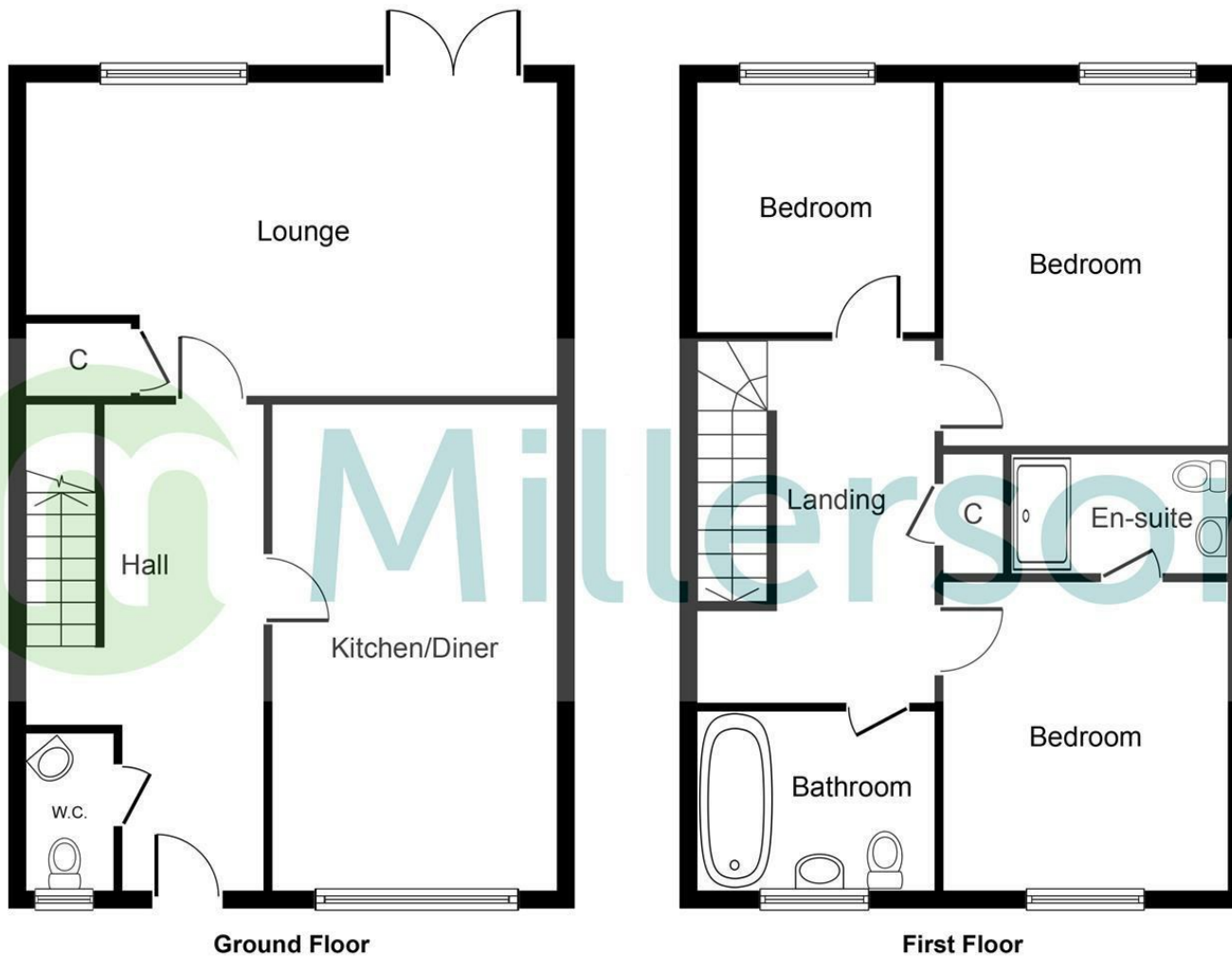
Example Service Charge (PCM): £21.11

Example Buildings Insurance (PCM): £13.89

\*Staircasing available up to 80%.

99 year lease from 2009.





**Ground Floor**

**First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>78</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>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Directions To Property

From St. Austell take Porthpean Road southwards towards Duporth. Continue straight over at the roundabout and after about a further 200 yards bear to the left towards Carlyon Bay and Charlestown. After about 100 yards, turn right into Bay View Road, follow the road around to the left and after a short distance turn left into Pagoda Drive. Follow the road down and you will shortly find the property on your right-hand side and clearly visible with a round Millerson 'For Sale' board.

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## Valuation Request



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