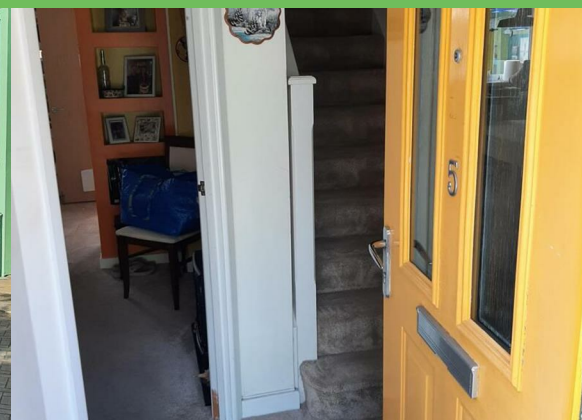


Bartholomew Crescent Grampound Truro

**40% Shared ownership
£90,000**

- 40% SHARED OWNERSHIP
- ALLOCATED PARKING
- STAIRCASING UPTO 100%
 - ENCLOSED GARDEN
 - VILLAGE LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- DOUBLE GLAZED THROUGHOUT
 - PERFECT FIRST HOME
 - TWO BEDROOMS
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - B

Floor Area 710.42 sq ft



2



1



1



73

PROPERTY DESCRIPTION

This is a 2 bed end terraced house, Situated in the Village of Grampound, This property benefits from 2 bedrooms, allocated parking and enclosed rear garden.

LOCATION

Situated in the village of Grampound, this village benefits from everyday basic amenities, including a convenience shop, a primary school with the nearby city of Truro having a wider range of amenities.

ACCOMMODATION OFFERS

Ground Floor
Living Room
Kitchen/Diner
Cloakroom

First Floor
Landing
Bedroom 1
Bedroom 2
Family Bathroom
Exterior

Enclosed Rear Garden
Allocated Parking Space

EXAMPLE SHARE

Share price: 40% share £90,000

Full price: £225,000

Monthly rent from 1st April 2026: £325.34

Monthly service charge from 1st April 2026: £56.30

*monthly rent and service charge subject to annual review.

*Staircasing up to 100%

SECTION 106 RESTRICTIONS

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

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Leasehold

Lease length: 86 years remaining (99 years from 2013)

Service charge: £56/year

Shared ownership: 40% owned

Council tax band: B

EPC rating: C

The building

Mid-terrace house, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage



Mains gas central heating
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 good, Vodafone good,
 Three good, EE good
 Parking: Allocated
 Not in a controlled parking zone
 No disabled parking available
Risks and restrictions
 Not a listed building
 Not in a conservation area
 No tree preservation order
 Title register restrictions (CL300221):
 - The owner cannot sell or transfer the property without a certificate from the landlord (Ocean Housing Limited) or their legal representative confirming that specific rules in the lease have been followed.
 - The lease contains rules that limit the owner's ability to sell, sub-let, or share the property with others (a legal process known as 'alienation').
 - There are restrictive covenants (rules preventing certain actions) contained in a legal document from December 2011.
 - The property is subject to legal provisions that prevent the owner from claiming automatic rights to light or air that might interfere with neighbouring land or buildings.
 Non-coal mining area: yes
 All information is provided without warranty.
 Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
 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.



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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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

1 Market Street

St Austell

Cornwall

PL25 4BB

E: staustell@smartmillerson.co.uk

T: 01726 72289

www.millerson.com

**Scan QR Code For
Material Information**



**Scan
me!**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(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	