



Tencreek

**Liskeard
PL14 3FG**

**40% Shared ownership
£100,000**

- **BRAND NEW PROPERTY**
- **25% SHARED OWNERSHIP**
 - **NHBC NEW BUILD WARRANTY**
- **FLOORING TO KITCHEN AND BATHROOM**
- **ENCLOSED GARDEN**
- **ALLOCATED PARKING**



 **Millerson**
Part of Smart Property Group

Tenure - Leasehold

Council Tax Band - New Build



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Welcome to Tencreek...

5 brand new Shared Ownership homes on the edge of the historic market town of Liskeard.

Local homes for local people!

3 x 2-bedroom terraced houses, 2 x 3-bedroom semi detached houses.

Location

Introducing Tencreek: an exciting new shared ownership opportunity. Located on the edge of the historic market town of Liskeard, this brand-new development by Wain Homes offers a collection of high-quality homes designed to suit modern lifestyles. Perfectly positioned to enjoy the best of town and countryside living, you'll benefit from easy access to Liskeard's range of independent shops, cafés, schools, and everyday amenities. Surrounded by beautiful Cornish landscapes, with Bodmin Moor, the South Cornwall coast, and numerous outdoor attractions nearby, Tencreek is ideal for those seeking a balance between work, leisure, and nature. Excellent transport connections, including direct rail links to Plymouth, Exeter, and beyond, as well as easy access to the A38, makes commuting and exploring, straightforward. If you're looking for a more affordable new home in a well connected Cornish location, this could be the perfect place to start your next chapter.

Example Share

Full Market Value: £250,000

Example Share: 40%

Example Share Value: £100,000

Example Rent (PCM): £312.5

Example Service Charge (PCM): £48.17

(Please see brochure for plot specific pricing.)

990 year lease upon completion.

Section 106 Restrictions

To be eligible, applicants must be able to demonstrate a local connection to the Parish of Menheniot or Town of Liskeard in the first instance. Applications not meeting the required local connection criteria will NOT be considered.

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 10 of the first 16 years of life

Finishing Touches

Fitted kitchen with integrated appliances.

Thermostatic shower with modern tiling.

Flooring to kitchen and bathroom.

Private garden.

Off road parking.

NHBC Build Warranty.

Register Your Interest

To find out more about how to register your interest, contact our Home Ownership team on sales@oceanhousing.com

Be the first to hear - register your interest to 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 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

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!

Computer generated images, photographs and floor plans are not to scale and are for illustrative purposes so shouldn't be relied upon. All dimensions indicated are approximate. Plots may be a handed version of that shown. Specifications are subject to availability and may change. Finishes, materials, boundary and elevation treatments, parking arrangements and external spaces may vary from those shown. Speak to a sales advisor for more information.

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		
England & Wales		
EU Directive 2002/91/EC		