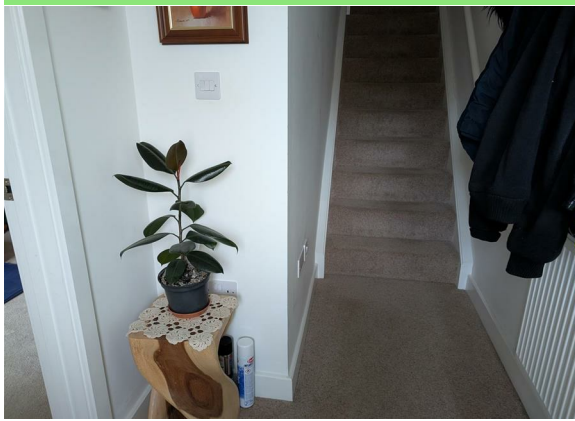




**Copper Meadows
Gwinear
Hayle
TR27 5FN**

**40% Shared ownership
£109,000**

- THREE WELL PROPORTIONED BEDROOMS
- LOCAL REQUIREMENT TO PARISHES OF GWINEAR/GWITHIAN
- STAIRCASING UP TO 100%
- POPULAR RESIDENTIAL LOCATION
- ENCLOSED GARDEN
- CONNECTED TO ALL MAINS SERVICES
- PERFECT FIRST HOME
- DRIVEWAY PARKING
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - B

Floor Area - sq ft



3



2



1



B84

PROPERTY DESCRIPTION

This is a 3 bedroom semi-detached house, Situated within the village of Gwinear. This property benefits from 3 bedrooms, driveway parking for two vehicles and enclosed gardens to the side and rear.

LOCATION

Copper Meadows is situated within the village of Gwinear. The village provides a limited range of amenities and facilities, however, the nearby town of Hayle only a few miles away benefits from a wider range of amenities and facilities, it also has good transport links via mainline train station and access to the A30.

ACCOMMODATION

Accommodation Offers

Ground Floor
Living Room
Kitchen/Diner
Cloakroom
First Floor
Landing
Bedroom 1 with Ensuite
Bedroom 2
Bedroom 3
Family Bathroom
Exterior
Enclosed Rear Garden
Driveway Parking

SHARE EXAMPLE

Share price: 40% share £109,000

Full price: £272,500

Monthly rent: £398.53

Monthly service charge: £31.30

*Monthly rent and service charge subject to annual review.

*Staircasing up to 100%

SECTION 106 RESTRICTION

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parishes of Gwinear/Gwithian 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.

TENURE

There are 117 years remaining on the lease.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Leasehold

Lease length: 117 years remaining (125 years from 2018)

Service charge: £31.30 a month

Shared ownership: 40% owned

Council tax band: B

EPC rating: B

The building

Semi-detached house, standard construction

3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 ok, Vodafone good, Three good, EE ok

Parking: Driveway

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL345546):

- The owner is not allowed to sell or transfer the property without the written consent of Barclays Bank UK PLC. This is a standard requirement to ensure the mortgage is settled.

- The lease contains 'alienation' clauses, which means there are restrictions on the owner's ability to sell, sub-let, or share the property



without following specific procedures.

- The owner is under a legal obligation to give back (surrender) the lease to the landlord if certain conditions occur as described in the lease.
 - There are restrictive covenants in a Transfer dated 21 March 2018, which are rules that prevent the owner from carrying out certain activities on the land.
 - The property is subject to old rules and reservations mentioned in a 1946 deed, which refers back to a 1921 document that is no longer available.
 - The 2018 Transfer includes a rule that prevents certain informal rights from automatically becoming permanent legal rights.
- Non-coal mining area: yes

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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.





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		95
(81-91) B	84	
(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		

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