



Tolver Close

Hayle

TR27 6FG

40% Shared ownership
£110,000

- THREE WELL PROPORTIONED BEDROOMS
- LOCAL PARISHES NOW ELIGIBLE
- STAIRCASING UP TO 100%
- POPULAR RESIDENTIAL LOCATION
- ENCLOSED GARDEN
- CONNECTED TO ALL MAINS SERVICES
- PERFECT FIRST HOME
- ALLOCATED PARKING AVAILABLE
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - C

Floor Area - 904.18 sq ft



PROPERTY DESCRIPTION

This is a 3 bed semi detached house, Situated in the Town of Hayle, This property benefits from 3 bedrooms, allocated parking and enclosed rear garden.

LOCATION

Situated in the town of Hayle, this town benefits from everyday basic amenities, including supermarkets, schools, restaurants and beaches.

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

ACCOMODATION

Accommodation Offers

Ground Floor
Living Room
Kitchen/Diner
Cloakroom
First Floor
Landing
Bedroom 1
Bedroom 2
Bedroom 3
Family Bathroom
Exterior
Enclosed Rear Garden
Two Allocated Parking Spaces

SHARE EXAMPLE

Share price: 40% share £110,000
Full price: £275,000
Monthly rent: £398.02

Monthly service charge: £63.25

*monthly rent and service charge subject to annual review from 1st April 2027.

*Staircasing up to 100%

Additional shares available subject to affordability

*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 County of Cornwall 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 demonstrating affordability.

TENURE

It is a leasehold property with 90 years remaining on the lease.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 90 years remaining (99 years from 2017)

Service charge: £759 pa

Shared ownership - ownership percentage: 40%

Property type: House

Property construction: Standard construction

Energy Performance rating: B

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good

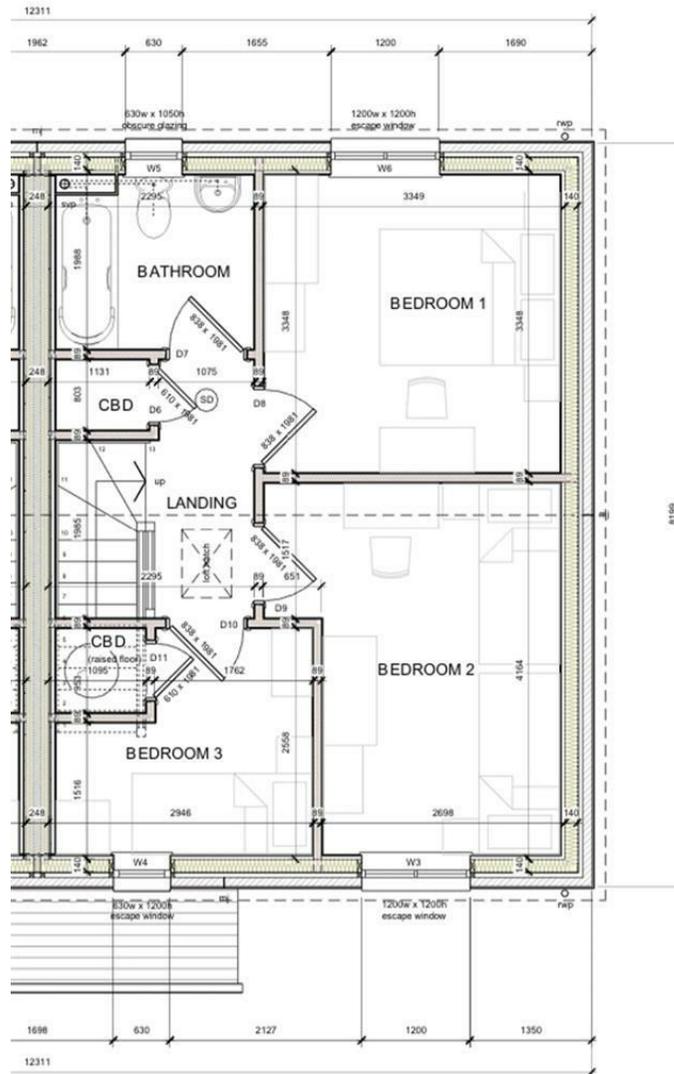


Parking: Allocated
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
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

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Cornwall

PL25 4BB

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T: 01726 72289

www.millerson.com

Scan QR Code For Material Information



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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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