



Bartholomew Crescent Grampound Truro

**40% Shared ownership
£90,000**

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



Tenure - Leasehold

Council Tax Band - B

Floor Area 645.84 sq ft



2



1



1



71

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: £319.94
Monthly service charge from 1st April 2026: £56.29
*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
End-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 (CL310046):

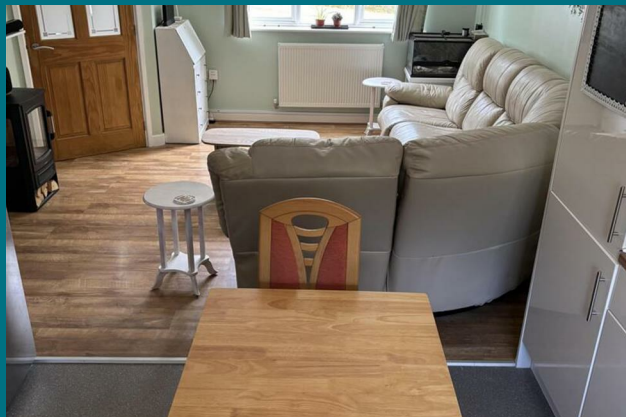
- The owner is not allowed to sell or transfer (a 'disposition') the property without a certificate from the landlord or their solicitor. This certificate must confirm that certain conditions in the lease (clauses 3.21 and 3.22) have been followed.
- There is a restriction on 'alienation', which means there are specific rules and limits the owner must follow if they want to sell, sublet, or part with possession of the property.
- The owner may be required to hand back (surrender) the lease to the landlord under certain circumstances described in the lease agreement.
- Because the property is owned by more than one person, a single owner cannot sell the property on their own unless they have a court order. This is a standard legal protection for joint owners.
- There are restrictive covenants (binding rules that limit land use) contained in a transfer document from December 2011.
- The property does not automatically benefit from certain general legal rights (under Section 62 of the Law of Property Act) that might otherwise be implied, as these were specifically excluded in the 2011 transfer documents.

Non-coal mining area: yes

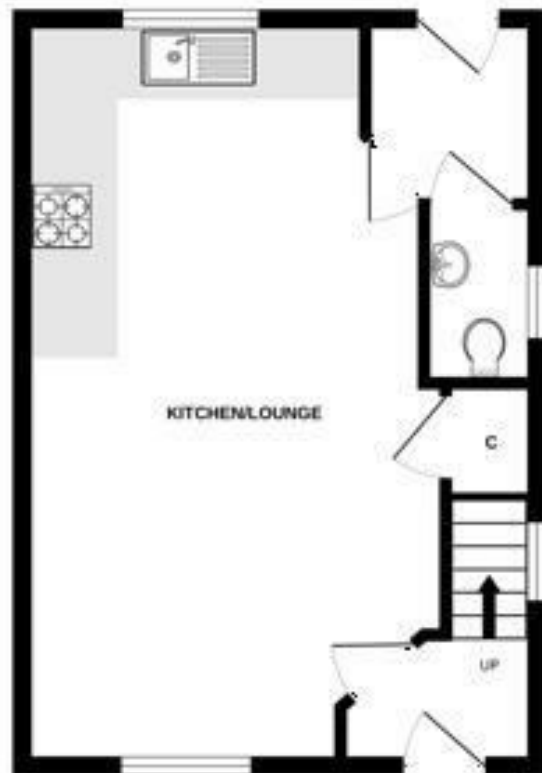
All information is provided without warranty.

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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.



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		85
(69-80) C	71	
(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	