



Parc An Rose

Cubert

TR8 5FA

25% Shared Ownership
£81,250

- Two Bed Terrace
- Off Street Parking
- Section 106 Restrictions Apply
- Shared Ownership 25%
- Situated on the Outskirts of Newquay - Cubert
- Staircasing up to 100%
- 990 Year Lease
- Council Tax Band B
- Easy Access to the A30 and Amenities
- OUT OF COUNTY APPLICANTS NOW ELIGIBLE



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 710.00 sq ft



Property Description

OUT OF COUNTY APPLICANTS NOW ELIGIBLE - This is a 2 bed mid terraced house, Situated in the village of Cubert on the outskirts of Newquay. This property benefits from 2 bedrooms, allocated parking and enclosed rear garden.

Location

Cubert is situated on the outskirts of Newquay, the village has an adequate range of amenities & facilities. More amenities can be found in nearby Newquay, including high street shops, cafes, restaurants & schools. The A30 is also within easy reach.

Shared Ownership and Section 106 Requirements

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parishes of Cubert, Crantock, St Newlyn East, Colan, Perranzabuloe or County of Cornwall, however, out of county applicants are now also eligible 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.

Properties are allocated on a first come first serve basis subject to meeting the requirements of the s.106 and demonstrating affordability.

Share Example

Share price: 25% share £81,250

Full price: £325,000

Monthly rent: £558.59

Monthly service charge: £19.40

*monthly rent and service charge subject to annual review.

*Staircasing up to 100%

Accommodation Offers

Ground Floor - Living Room / Diner, Kitchen, Cloakroom

First Floor - Landing, Bedroom One, Bedroom Two, Family

Bathroom, En-suite

Exterior - Enclosed Rear Garden, Allocated Parking

Tenure

The property is leasehold with 99 years granted from completion.

Register Your Interest

Please read through the documents in the Sales Brochure tab on our website and to apply or to find out more, contact our Home Ownership team on 01726 874450 or sales@oceanhousing.com

Material Information

Verified Material Information

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Leasehold

Lease length: 99 years (89 years remaining from 2024)

Service charge: £19.40 pa

Shared ownership - ownership percentage: 25%

Lease restrictions: Subletting not permitted

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating features: Air source heat pump

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three -

Excellent, EE - Excellent

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

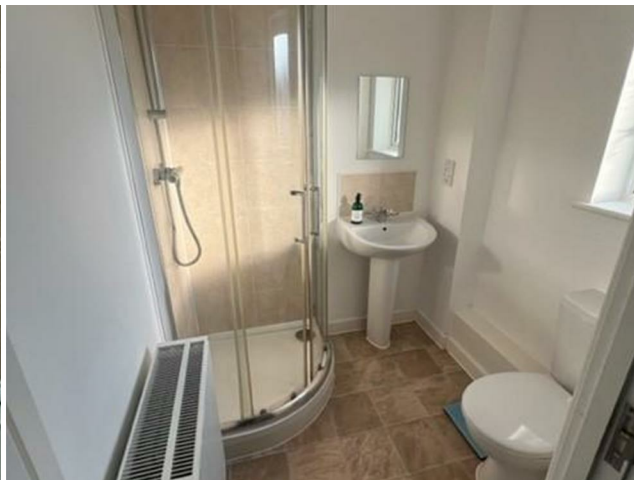
Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

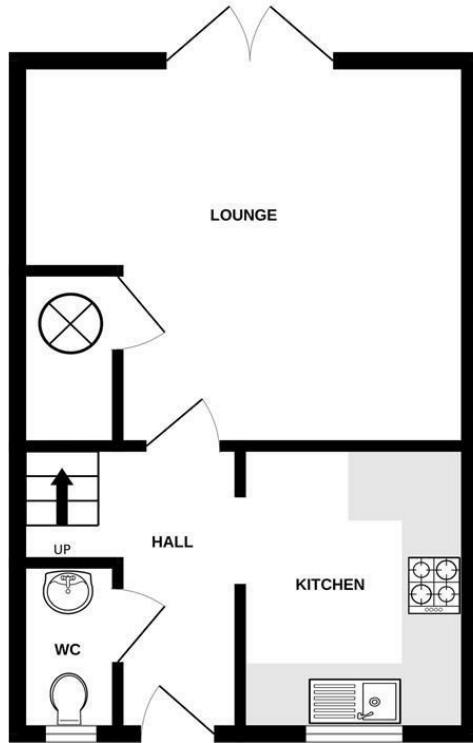
Public right of way: No



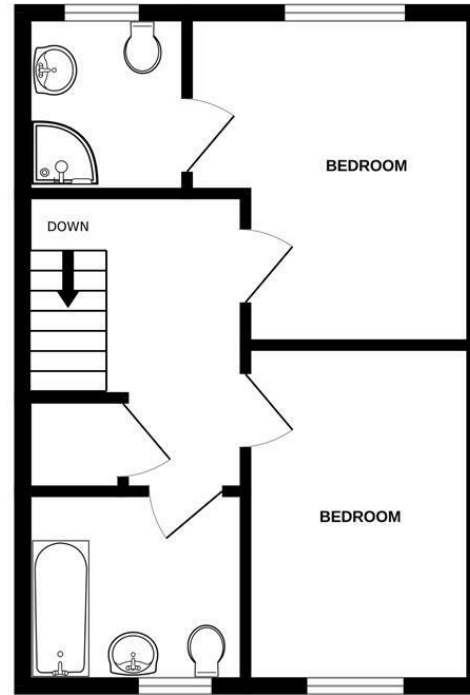
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C
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The information contained is intended to help you decide 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		75	
(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	

Directions To Property

Contact Us

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