



Kew Breanek

St. Agnes

TR5 0AH

40% Shared ownership
£127,500

- NO ONWARD CHAIN
- TWO BEDROOMS
- SECTION 106 RESTRICTION
- OFF STREET PARKING
- STAIRCASING AVAILABLE
- ENCLOSED REAR GARDEN
 - LEASEHOLD
- COUNCIL TAX BAND B
 - EPC C
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 871.88 sq ft



Property Description

This is a 2 bed semi-detached house, situated in the popular village of St Agnes, This property benefits from 2 bedrooms, allocated parking and enclosed rear garden.

Location

Situated in St Agnes, this property is within walking distance to the centre of the local village, which has a good range of local amenities and facilities. Truro city centre is also only a short drive away which has a much larger range of bars, restaurants, supermarkets and high street shops, The A30 is also within easy reach.

The Accommodation Comprises

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

Share Example

Share price: 40% share £127,500
Full price: £325,000
Monthly rent (from 1st April 2025): £433.07
Monthly service charge (from 1st April 2025): £60.83

*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 parish of St Agnes 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.

Tenure

Leasehold

There are 86 years remaining on the lease.

Services

Council Tax Band B.

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 remaining (86 years from 2012)

Service charge: £730 pa

Shared ownership - ownership percentage: 40%

Lease restrictions: See lease as provided by Ocean Housing

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: Air source heat pump

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, 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



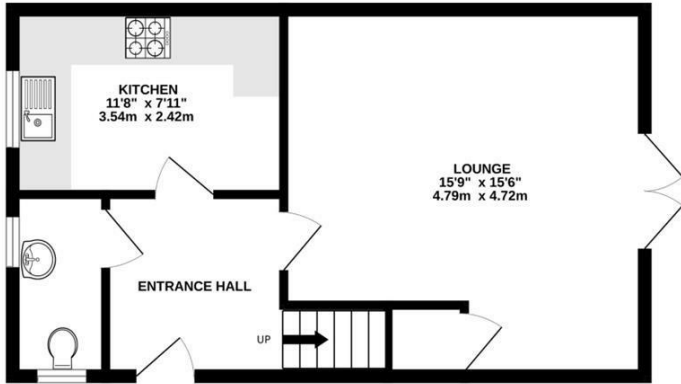
Long-term area flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C

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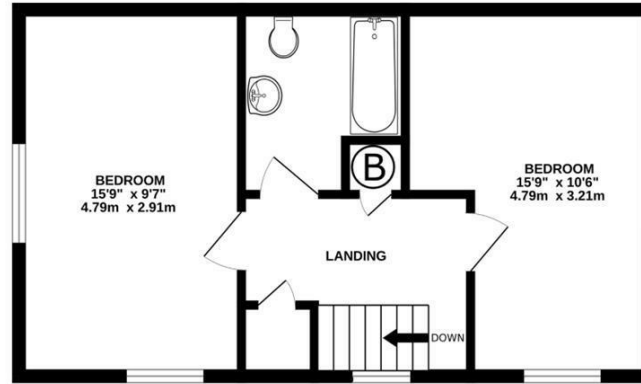
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.

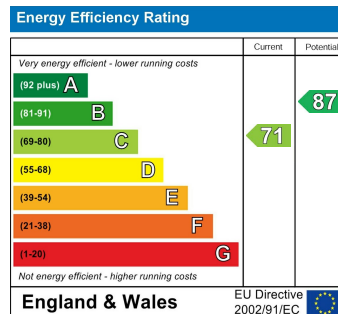


1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 sq.m.) approx.

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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Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins
01726 72236

Contact Us

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