

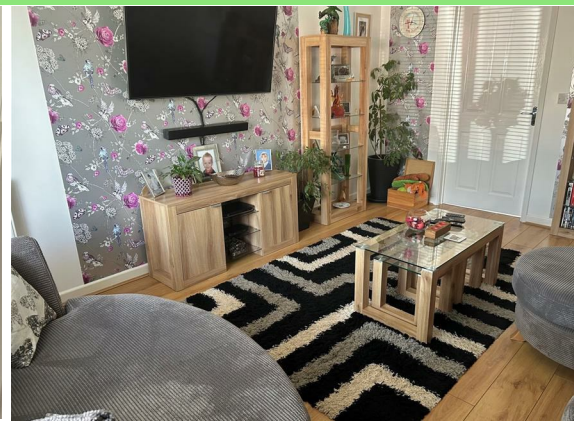
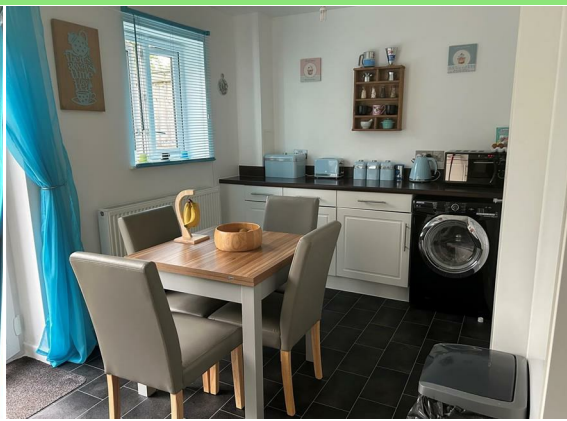
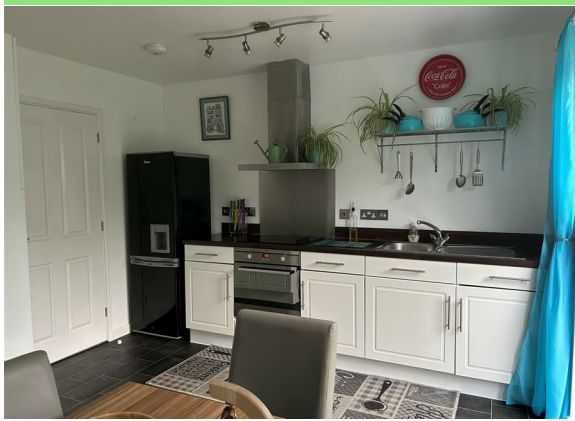


Noels Meadow

Mount
PL30 4DG

40% Shared ownership
£116,000

- 40% SHARED OWNERSHIP
- SECTION 106 RESTRICTIONS APPLY
- ALLOCATED PARKING
- STAIRCASING UP TO 100%
- 91 YEARS REMAINING ON THE LEASE
- COUNCIL TAX BAND C
- THREE BEDROOM SEMI DETACHED
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - C

Floor Area - 882.65 sq ft



Property Description

This is a 3 bedroom semi detached house Located in the small moorland village of Mount. The property benefits from 3 bedrooms and allocated parking for 2 vehicles.

Location

Noels Meadow is situated within a small estate in the rural moorland village of Mount. Bodmin town is 7 miles away and has plenty of local amenities and facilities including major supermarkets, shops and town centre all near by, it has good access links to the A30 and A38 and local buses run frequently.

Shared Ownership and Section 106 Requirements

This property is subject to a Section 106 Agreement (s.106) with a local connection requirement to the parish of Warleggan, Cardinham & St Neot (with Warleggan taking priority) 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.

The Accommodation Comprises

Ground Floor - Living Room, Kitchen/Dining Room, Downstairs W/C

First Floor - Bedroom 1, Bedroom 2, Bedroom 3, Family Bathroom

Exterior - Garden, Allocated Parking

Share Example

Share price: 40% share £116,000

Full price: £290,000

*Monthly rent: £385.00

*Monthly service charge: £45.42

*monthly rent and service charge subject to annual review from 1st April 25

*Staircasing up to 100%

Additional shares available subject to affordability

Tenure

The property is leasehold with 91 years remaining.

Material Information

Verified Material Information

Council tax band: C

Tenure: Shared Ownership

Lease length: 99 years remaining (91 years from 2016)

Shared ownership - ownership percentage: 40%

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: FTTC (Fibre to the Cabinet)

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

Parking: Driveway

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: Level access
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: B

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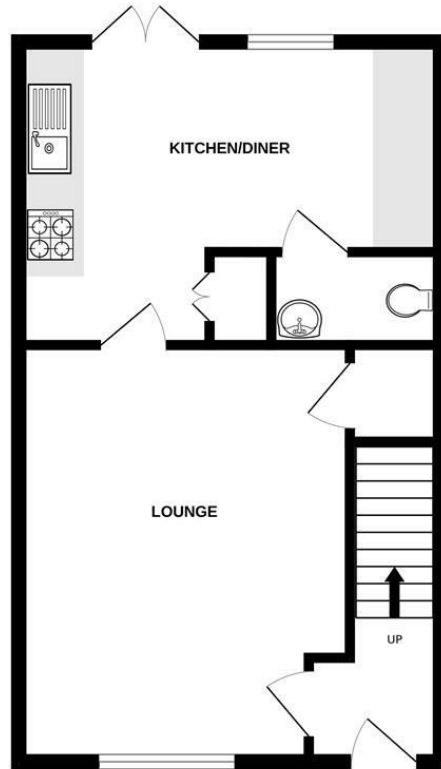
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Register Your Interest

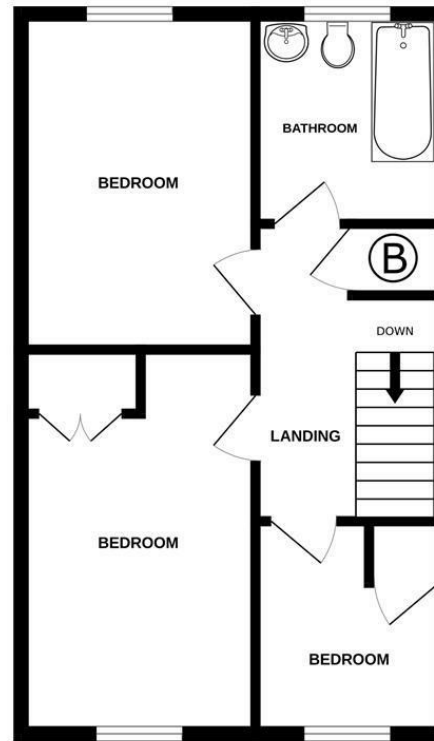
To find out more contact the Ocean Home Ownership team at sales@oceanhousing.com



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			100
(92 plus) A		81	
(81-91) B			
(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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