



Parc An Rose  
Cubert  
TR8 5FA

40% Shared ownership  
£130,000

- Two Bed Terrace
- Off Street Parking
- Section 106 Restrictions Apply
- Shared Ownership 40%
- 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



Tenure - Leasehold

Council Tax Band - B

Floor Area - 710.00 sq ft



### Property Description

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 parish of Cubert 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](http://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:

40% share £130,000

Full price: £325,000

Monthly rent: £446.88

Monthly service charge from April 1st 2024: £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

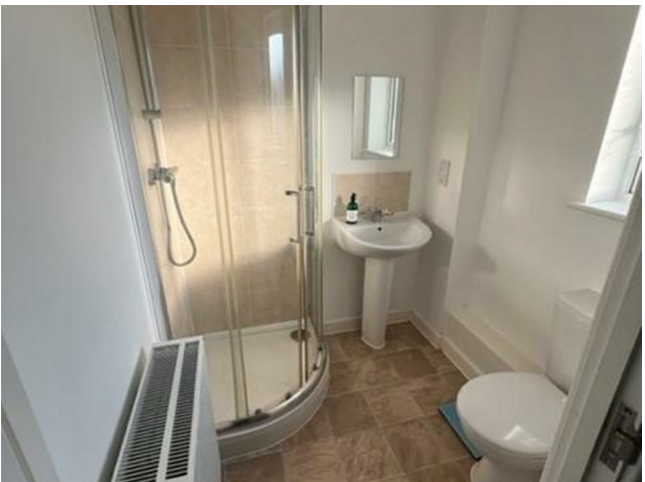
Exterior - Enclosed Rear Garden, Allocated Parking

### Tenure

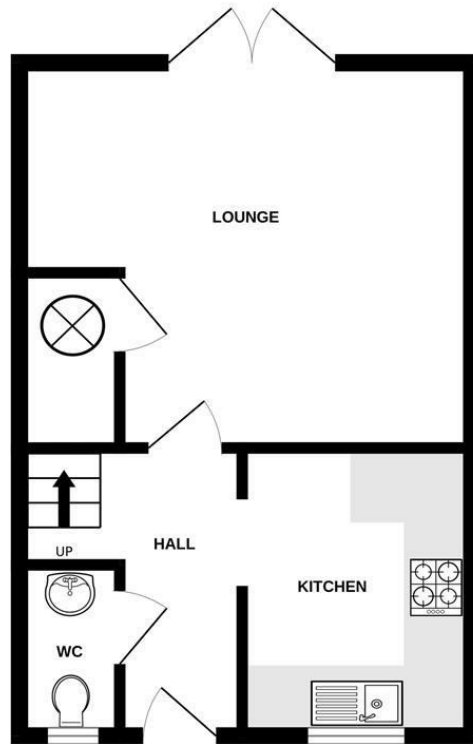
The property is leasehold with 990 years granted from completion.

### Register Your Interest

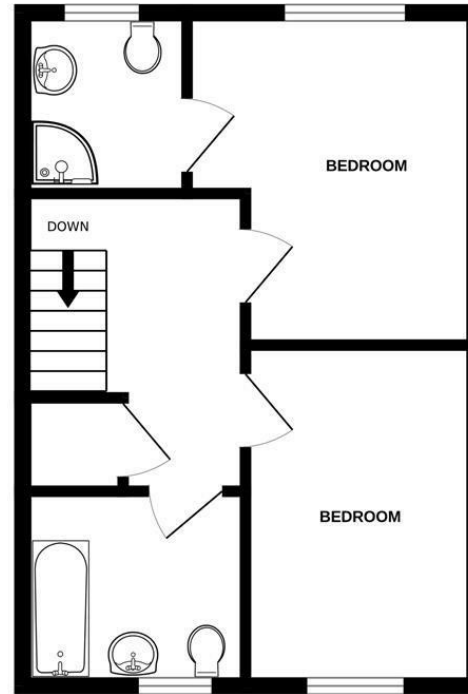
Please read through the documents in the Sales Brochure tab on our website and to apply or to find out more, contact our Home Ownership team on 01726 874450 or [sales@oceanhousing.com](mailto:sales@oceanhousing.com)



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		83	
(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

Millerson Estate Agents  
5-6 Market Street  
St Austell  
Cornwall  
PL25 4BB  
E: [st.austell@millerson.com](mailto:st.austell@millerson.com)  
T: 01726 72289  
[www.millerson.com](http://www.millerson.com)

### Valuation Request

