



Roberts Close

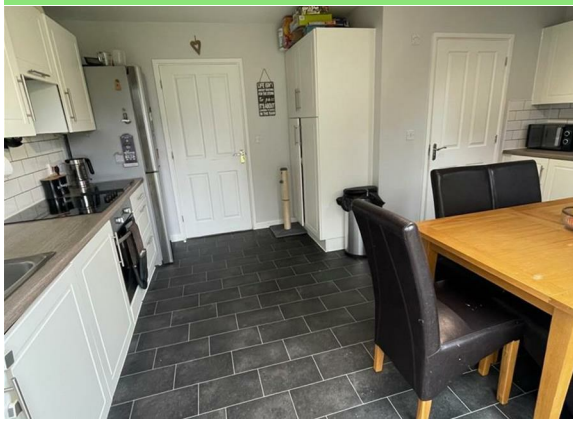
Mevagissey

St. Austell

PL26 6DX

40% Shared ownership  
£118,000

- 40% SHARED OWNERSHIP
- SECTION 106 RESTRICTIONS APPLY
- ALLOCATED PARKING
- STAIRCASING UP TO 80%
- COUNCIL TAX BAND C
- THREE BEDROOM SEMI DETACHED
- 89 YEARS REMAINING ON THE LEASE
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - C

Floor Area - 893.40 sq ft



### Property Description

This is a 3 bed semi detached house, Located in the picturesque village of Mevagissey. The property benefits from 3 bedrooms, large enclosed garden and allocated parking for two cars.

### Location

Roberts Close is located in the small harbourside village of Mevagissey, the harbour is only a short distance which offers a range of facilities. St Austell is the nearest main town 6 miles away which has a wider range of shops, supermarkets, restaurants and train station.

### 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 Mevagissey 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.

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 demonstrating affordability.

### The Accommodation Comprises

Ground Floor- Kitchen/Diner, Living Room, Downstairs W/C.  
First Floor- Bedroom 1, Bedroom 2, Bedroom 3, Family Bathroom  
Outside- Enclosed Rear Garden, Allocated Parking. n

### Share Example

Share price: 40% share £118,000

Full price: £295,000

\*Monthly rent: £412.70

\*Monthly service charge: £33.23

\*monthly rent and service charge subject to annual review

\*Staircasing up to 80%

### Tenure

The property is leasehold with 89 years remaining.

### Material Information

Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 89 years remaining (99 years from 2015)

Service charge: £33.23 pm

Shared ownership - ownership percentage: 40%

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electricity-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: England

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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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.



## 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

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| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92 plus) <b>A</b>                                 |  |   |           |
| (81-91) <b>B</b>                                   |  |   |           |
| (69-80) <b>C</b>                                   |  |   |           |
| (55-68) <b>D</b>                                   |  |   |           |
| (39-54) <b>E</b>                                   |  |   |           |
| (21-38) <b>F</b>                                   |  |   |           |
| (1-20) <b>G</b>                                    |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |

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