



FOR SALE

£110,000 for a 40% Share

Blacksmiths Meadow, Coads Green, Launceston PL15 7FF



This property is subject to a Section 106 Agreement, which means applicants will need to demonstrate a strong local connection to the Parish of North Hill. There is a staircasing cap of 80% with CRHA always retaining 20%. The minimum purchase share for this property is 40% of the market value..

We are pleased to offer this nicely presented three-bedroom semi-detached house with garden and off street parking for 2 cars located in a small recently built estate in the village of Coads Green.

Coads Green is a delightful rural village located on the B3257 to the east of Bodmin Moor. Nearest towns are Launceston (6.7 miles), Callington (6.9 miles) and Liskeard (9.9 miles). The village has its own primary school, a Methodist church and village hall.

The property was constructed in 2020 and boasts open views to the countryside from the rear of the property. It is equipped with: fitted Amtico herringbone LVT flooring throughout ground floor and it is fully carpeted upstairs, Air source heating, double glazing, a loft ladder, outside tap, shelving to master bedroom, exterior water proof electric socket, blocked paved driveway, gated access to rear garden, secure rear fencing and extended patio area.



The property offers:

- Master double bedroom with fitted wardrobe
- Additional double bedroom with fitted wardrobe
- Single bedroom
- Bathroom with over bath shower and heated towel rail
- Generous Hallway
- Lounge/diner
- Fully fitted modern Kitchen
- Utility Room
- Downstairs WC
- Ample sized front and rear gardens



Master Bedroom



Landing



Bathroom



Lounge/Diner



Kitchen

Shared Ownership:

The 40% share is available at the purchase price of £110,000. The remaining 60% is owned by Cornwall Rural Housing Association and has a rent and service charge payable to them.

The monthly rent payable is £336.88.

The service charge (covers building insurance and admin charge) payable is £12.60 per month.

The Council tax band is B.

The length of the lease is 95 years as from 6th March 2024.

Viewing: To arrange a viewing please call on 01208 892000.

DIRECTIONS: Via A30 take the B3257 into Coads Green, turn right on to Oakfield and then turn second left into Blacksmiths Meadow. The property can be found on the right hand side.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. The information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact. Please note shared owners are fully responsible for the repair and maintenance of their properties and are sold as seen. Purchasers will therefore need to undertake all relevant checks prior to their purchase to ensure that they pick up any potential issues prior to completion.