



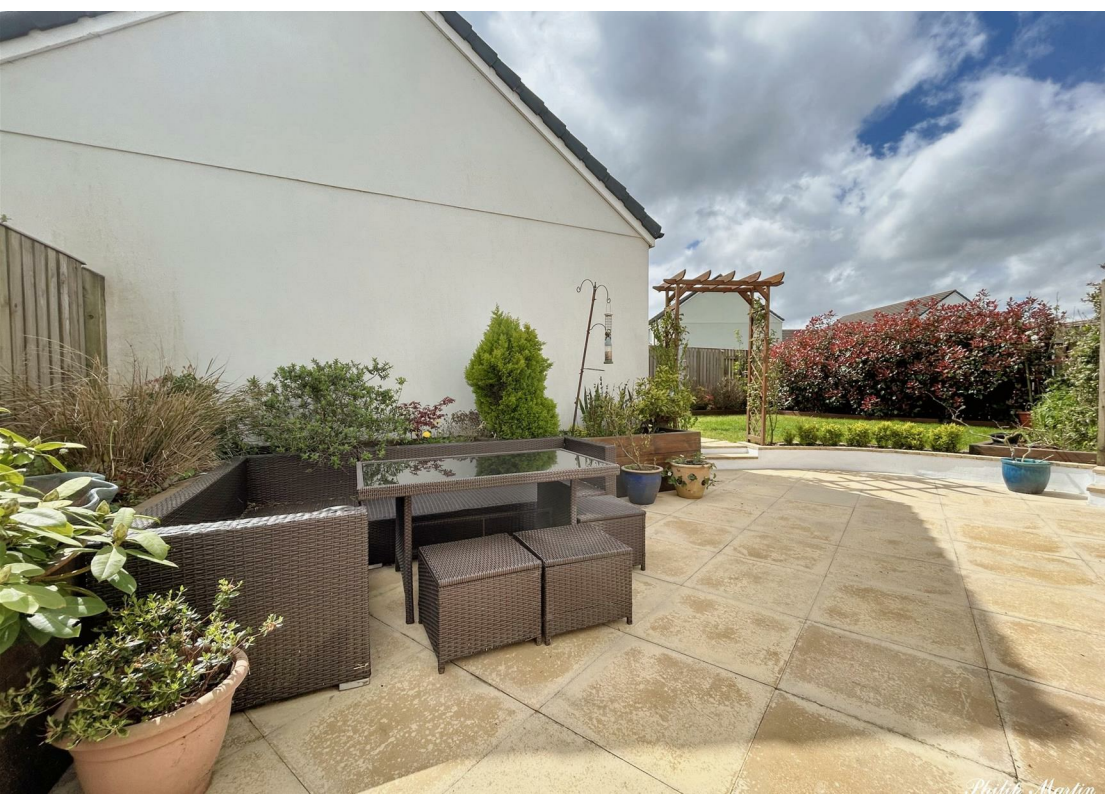
11 ROSVA WENTON

PROBUS, TRURO,
TR2 4FP

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



11 ROSVA WENTON

PROBUS TRURO

TR2 4FP

3 BEDROOM SEMI DETACHED HOUSE UNDER A
LOCAL HOUSING AGREEMENT

An affordable home for a local buyer, ideal as a first time home.

Any prospective buyer must meet eligibility criteria.

Tenure - Freehold

Council Tax - C

ASKING PRICE £217,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

We are delighted to offer 11 Rosva Wenton to the market, a unique opportunity to own a property under a Section 106 agreement. This agreement, dated 11.05.16 and 11.01.17, allows for the marketing of this property at a Council-approved figure of £217,000, representing 70% of its full market value of £310,000. Please note that the sale price cannot exceed £217,000. The ultimate decision on which qualifying person to proceed with rests with the owner, following viewings and offers received. Please note that Cornwall Council only assess one applicant at a time.

Cornwall Council has streamlined the process for dealing with properties such as this. There is no longer a registration or nomination process; instead, Cornwall Council assess proposed buyers directly. Therefore, it's crucial to ensure that any interested parties clearly meet the eligibility criteria. Once a prospective buyer has been identified, we will direct them to complete the Council eligibility form.

If you are trying to purchase a discount sale or local needs affordable home, you need to apply through a Cornwall Council process. Only once you have viewed and made an offer on a Section 106 property, the estate agent (Philip Martin) will confirm whether you are the proceeding applicant. You do not need to complete the assessment process if you have not been chosen to purchase the property. The Council will check whether you meet the provisions in the Section 106 agreement and verify your eligibility for the property.

We therefore ask each applicant to read the following carefully before arranging a viewing.

ELIGIBILITY CRITERIA

Priority will be given to individuals requiring a 3-bedroom property with an Area Local Connection to Probus.

Please be aware that the Section 106 agreement includes under-occupancy clauses. Therefore, individuals under-occupying by more than 1 bedroom may not be immediately considered. For instance, a 3-bedroom property will prioritise applicants with a 3-bedroom need. If considering a couple or single applicant, evidence must be provided that no 3-bedroom applicants have made an offer.



ELIGIBILITY REQUIREMENTS

Residency/permanent employment of 16+ hours per week for 3+ years OR Former residency of 5+ years OR Close family member (Mother/Father/Sister/Brother/Son/Daughter) who has lived in the parish of Probus for 5+ years.

After 14 days of marketing, consideration will extend to those with a local connection to the adjoining parishes of St Erme,

Ladock, Grampound with Creed, Cuby, Tregony, St Michael Penkevil, and St Clements.

After 28 days of marketing, consideration will extend to those with a Local Connection to Cornwall (i.e., all other parishes/towns outside of the primary and secondary areas).

Additionally, the applicant must:

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Be in Housing Need, i.e., living with family/renting and unable to afford a home on the open market. Have a maximum household income of £80,000. Possess a minimum 10% deposit (or 5% with relevant Agreement in Principle).

Provide a recent Agreement in Principle from a Section 106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton). Have viewed and offered on the property.

PROBUS

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, general stores with post office, village hall, Chinese and Indian takeaways and even a fish and chip shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

In greater detail the accommodation comprises (all measurements are approximate):

HALL

LOUNGE

4.2 x 3.33 (13'9" x 10'11")

KITCHEN

4.27 x 2.95 (14'0" x 9'8")

CLOAKROOM

FIRST FLOOR

BEDROOM

4 x 2.43 (13'1" x 7'11")

BEDROOM

3.13 x 2.23 (10'3" x 7'3")

BEDROOM

2.22 x 1.98 (7'3" x 6'5")

BATHROOM

1.81 x 1.76 (5'11" x 5'9")

OUTSIDE

There is driveway parking for two cars to the side of the house with visitor parking on the other side of the road adjacent to the open green.

The rear garden has a patio, raised beds, and a lawn with space for two sheds.

SERVICES

Mains electricity, water, gas and drainage.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

TENURE

FREEHOLD

COUNCIL TAX

Band C.

AGENTS NOTE

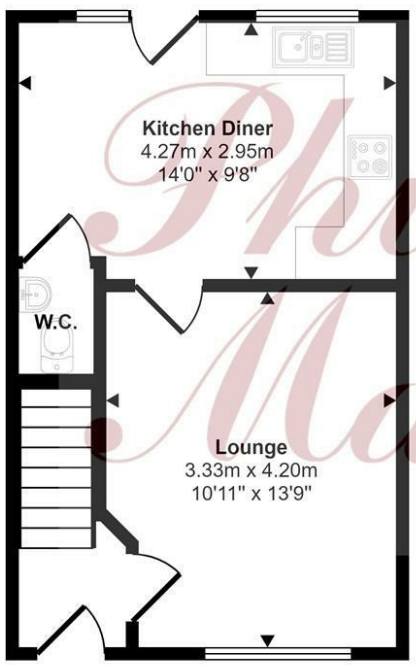
Please note that the vendor of this property is a connected person as defined by the Estate Agents Act 1979.

DATA PROTECTION

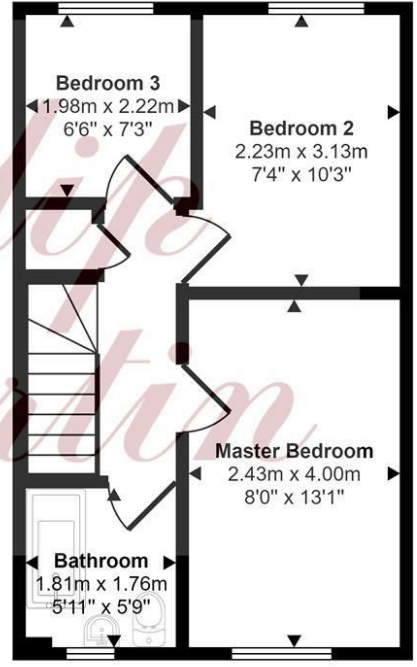
We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

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Approx Gross Internal Area
63 sq m / 683 sq ft



Ground Floor
Approx 32 sq m / 339 sq ft



First Floor
Approx 32 sq m / 344 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Current	Potential
(92 plus) A		97	Very environmentally friendly - lower CO ₂ emissions	
(81-91) B			(92 plus) A	
(69-80) C			(81-91) B	
(55-68) D			(69-80) C	
(43-54) E			(55-68) D	
(31-42) F			(43-54) E	
(21-30) G			(31-42) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions		
England & Wales		England & Wales		
EU Directive 2002/91/EC		EU Directive 2002/91/EC		





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