



Plot 79, Hedhas Dowr, Newquay, TR8 4QD

david ball
Agencies

CALLING ALL FIRST TIME BUYERS!! An exciting opportunity to purchase this large, 919sqft detached two bedroom home located in the up and coming area of Trevemper, Newquay. This home boasts a private courtyard, driveway parking for two cars, an eco-friendly air source heat pump and fully owned solar panels complete the homes. The property comprises an open plan style of living, with the kitchen/diner seamlessly joining the separate lounge, with patio doors leading out to the private courtyard, a downstairs WC and storage cupboard complete the ground floor. Upstairs are two double bedrooms equipped with a storage cupboard and hanging rail, sharing a modern family bathroom. Applications are open, contact us today for the application forms. Please note, availability will work on a fist come first serve basis once the full application has been processed.

***Images used are from a similar development and house type, and are subject to change and alterations.**

£88,500 Leasehold

Key Features

- Section 106 Shared Ownership Property
- Brand New Large Detached Two Bedroom Home
- Allocated Parking
- PV Solar Panels
- Ready in Q1 2025
- Initial Buy Available Between 30% - 75%
- Private Courtyard
- Calling All First Time Buyers
- Eco-Friendly Air Source Heat Pump
- Plots 79, 80 and 81 available.

S106 ELIGIBILITY CRITERIA

Local connection means a connection within the Town or County as appropriate and demonstrated by that person or a member of their Household to the reasonable satisfaction of the council.

- (a) Being permanently resident therein for a continuous period of at least 3 years immediately prior to Advertising and that residence is of their own choice; or
- (b) Having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein immediately prior to Advertising; or
- (c) Having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to Advertising; or
- (d) Being permanently resident in the county for ten (10) out of the first sixteen (16) years of life
- (e) Being in such other special circumstances which the Council considers requires the applicant to reside therein as appropriate and which is consistent with the Council's Cornwall Homechoice policy as amended from time to time

EXAMPLE SHARE

Share price: 30% share £88,500
Full price: £295,000
Monthly rent: £430.21

SPECIFICATION

Carpets included as standard throughout.





CLOAKROOM

Half height tiling behind WC and splashback behind sink.
Vinyl floor covering

KITCHEN

Fitted kitchen with under pelmet lighting
38mm worktops with matching upstands
White composite one & half bowl sink with mixer taps.
Glass splashback to hob
Vinyl floor coverings
Single electric oven, ceramic hob and electric hood.
Plumbing and electrics for washing machine / washer dryer / dishwasher within specified areas

FAMILY BATHROOM

Floor mounted WC with hidden cistern.
Wall hung hand basin in Open Market sale. Pedestal in shared ownership properties
Full height tiling to bath and half height tiling to sanitary ware
Shower over bath
Glass shower screen
Shaver point
Vinyl floor covering

ELECTRICAL AND HEATING

TV socket to lounge, all bedrooms where possible.
USB socket to kitchen, lounge and bedrooms.
BT socket and ethernet point to lounge.
Mechanical extract ventilation in kitchen, bathroom, WC and ensuite
Recirculating fan with cooker hood to kitchen
Mains operated smoke detectors with battery back up.
Fire alarm and misting fire safety system
Recessed downlighters to kitchen.
External light to front door and rear
PV panels

FINISHES

Internal walls emulsioned white
All ceilings smooth finish – emulsioned white
Internal woodwork coated with white gloss
Storage cupboard or wardrobe to master bedroom to include hanging rail.
UPVC double glazed windows

EXTERNAL

Turf to front where applicable
Turf to rear where applicable
1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)
600 x 600 buff patio slabs. Paths 450 x 450.
External tap

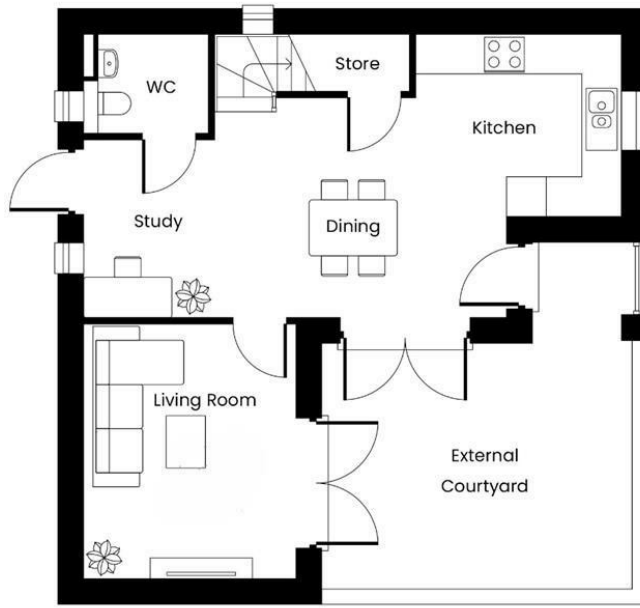
CONSTRUCTION

All homes are timber frame construction. Please refer to detailed working drawings for detailed construction information
Please be aware that specification may vary depending on the plot and the house type. Please refer to working drawings. Treveth homes reserves the right to alter the specification as required throughout the build process.

LEASEHOLD INFORMATION

990 year lease
Service Charges & Management Fee
Buildings Insurance - £350pa (approx.)
Estate Management Fee - £250pa
Property Management Fee - £236.31
Total - £836.31

CHARLESTOWN



GROUND FLOOR

Dining / Study	6.60m x 3.43m (21'7" x 11'3")
Kitchen	3.25m x 2.89m (10'7" x 9'5")
Living Room	3.27m x 3.95m (10'8" x 12'11")
WC	1.97m x 1.54m (6'5" x 5'0")



FIRST FLOOR

Bedroom 1	3.09m x 4.37m (10'1" x 14'4")
Bedroom 2	3.24m x 3.07m (10'7" x 10'0")
Bathroom	1.96m x 2.22m (6'5" x 7'3")

GIA 85.4m² (919sqft)

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

david ball
Agencies

01637 **850850**
www.davidballagencies.co.uk



rightmove

zoopla.co.uk

PrimeLocation.com

Connecting People & Property Perfectly

e.sales@dba.estate

34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.