



- Two Double Bedrooms
- Shared Ownership
- Newly Fitted Kitchen
- Modern Shower room.

5 Park An Dreas, Veryan, Truro, TR2 5XB

£52,500

Offered onto the market on shared ownership basis with a 25% share is being offered for sale at a fixed price of £52,500. The property has been subject of much updating and modernisation which include a newly fitted kitchen with a n extensive range of base and wall units and integrated appliances, newly fitted shower room. The property also boasts two double bedrooms and landscaped gardens with parking for two vehicles. Prospective purchasers will need to meet Livewests criteria as set out in the agents note.



Property Description

DESCRIPTION

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LOCATION

Veryan is a popular village with a range of amenities including post office and shop, church, public house, primary school as well as a modern sports complex with tennis courts and indoor bowls. The village is set within the heart of the Roseland Peninsula. The city of Truro with its Cathedral and fine shopping centre is about twelve miles away.

ENTRANCE HALLWAY

Stairs to first floor.

LIVING ROOM

15' 3" x 10' 5" (4.67m x 3.20m) Double glazed window to front elevation, under stairs storage cupboard, electric heater.

KITCHEN/DINER

13' 8" x 9' 6" (4.19m x 2.90m) Newly fitted kitchen with a range of base and wall units worktop incorporation sink unit, integrated appliances including fridge/freezer, dishwasher, dishwasher. washer dryer, wine cooler, gas hob with double oven, door and window to rear garden.

FIRST FLOOR LANDING

Loft access.





BEDROOM

10' 9" x 10' 5" (3.28m x 3.18m) Double glazed window to front elevation electric heater.

BEDROOM

12' 4" x 7' 1" (3.76m x 2.18m) Double glazed window to rear elevation, electric heater.

SHOWER ROOM

Suite comprising, corner shower, low level w/c, wash hand basin, obscure double glazed window to rear.

PARKING

Hard standing parking for two cars to the front of the property



GARDEN

To Front of the property is landscaped area for ease of maintenance with side access to the rear garden which is enclosed and has a timber shed, store and BBQ area.

AGENTS NOTE

Potential purchaser would need to have a local connection to the Parish of Veryan – The applicant will likely have to have lived there for 3+ years, have permanent employment in Veryan or a close family connection who have lived in Veryan for 5+ years

A 25% share is being offered for sale at a fixed price of £52,500 and the property will be held on leasehold basis with rent approximately £263.75 per calendar month.

The lease is 99 years from 25th September 1993, however, this will be renewed for the new buyer.

Ownership is capped at 80%

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

