

4 Gwel Eryon Camborne

RESERVED

Coastline Housing are Pleased to offer the resale of this
3 bedroom mid-terrace house

£135,000 full price

Share available to buy = £67,500 for a 50% share



- Three Bedrooms
- Kitchen/Diner
- Lounge
- Ground Floor W/C
- Bathroom
- Garden



Estimated Monthly Costs

Share	Share Cost	Rent Per Month	Mortgage Per Month*	Total Cost Per Month
50%	£67,500	£222.88	£412.77	£635.65

RESERVED

Main Features

Entrance Hallway: Stairs rising to first floor. Large under stairs Storage Cupboard Doors leading off to:

Cloakroom: Low level WC, wall mounted wash hand basin, tiled throughout.

Kitchen/Diner: 4.31m x 4.17m (14'01" x 13'08") Narrowing to 2.78m (9'01") "L" Shaped fully fitted kitchen/ Diner with space for cooker, washing machine, tumble dryer and fridge freezer. Built in Cupboard, radiator and window to front aspect

Lounge: 5.92m x 3.27m (17'04" x 10'09") With door to rear Garden, radiator and window to rear aspect
From entrance hall stairs rising to first floor

Landing: Doors leading to bedroom 1, bedroom 2, bedroom 3 and bathroom.

Bedroom 1: 3.58m x 2.95m (11'08" x 9'08") With radiator and window to the front aspect.

Bedroom 2: 3.88m x 3.31m (12'08" x 10' 08") With radiator and window to rear aspect.

Bedroom 3: 2.62m x 2.43m (8'07" x 7'11") With Radiator and window to rear aspect.

Bathroom: Built in cupboards housing white wash hand basin, white low level WC, and white panel bath with shower over. Shaver socket. Radiator and frosted window. Tiled throughout

Outside: To the rear is an enclosed garden with paved patio area and steps down to a lawn area with a paved path to rear access gate.

(all measurements approximate)

Tenure

Leasehold 96 years remaining

Council Tax

Band B

Viewings

Strictly by appointment through Coastline Housing



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C	78	79
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs:			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions:			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C	81	81
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Not environmentally friendly - higher CO ₂ emissions:			
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



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*Example mortgage costs based on a 95% loan to value mortgage at 5.99% APR over 25 years.