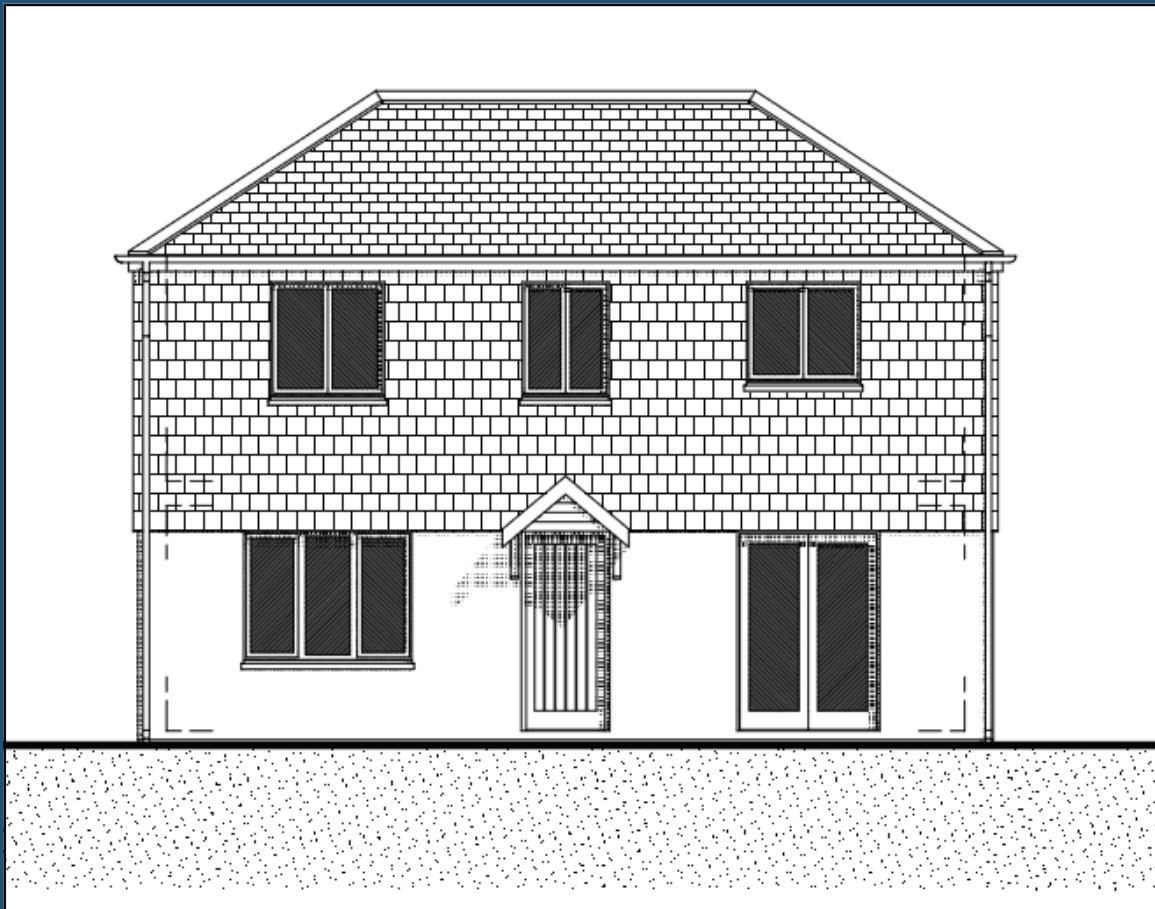


# Meneth Road Camborne

3 Bedroom detached house currently under construction  
be sold for Shared Ownership

£155,000 full price

**Prices from only £38,750 for a 25% share**



Three Bedrooms  
Lounge  
Kitchen Diner  
Bathroom  
Downstairs W/C  
Garden & Parking

## Estimated Monthly Costs

Example Share	Share Cost	Rent Per Month	Mortgage Per Month*	Total Cost Per Month**
25%	£38,750.00	£242.19	£236.96	<b>£479.15</b>
50%	£77,500.00	£161.46	£473.92	<b>£635.38</b>
75%	£116,250.00	£80.73	£710.88	<b>£791.60</b>

## Main Details:

**Entrance Hallway:** With doors leading to lounge, kitchen/diner, downstairs w/c and stairs rising to 1st floor.

**Kitchen/Diner:** With windows to front and rear aspect, fitted kitchen with integrated fridge freezer and recesses for appliances.

**Lounge:** With patio doors to front aspect and window to the rear of the property

**Downstairs w/c:** WC, wash hand basin, flooring

**Landing:** with doors leading to Bedroom One, Bedroom Two, Bedroom Three, Bathroom and built in storage cupboard. Windows to front and rear aspect

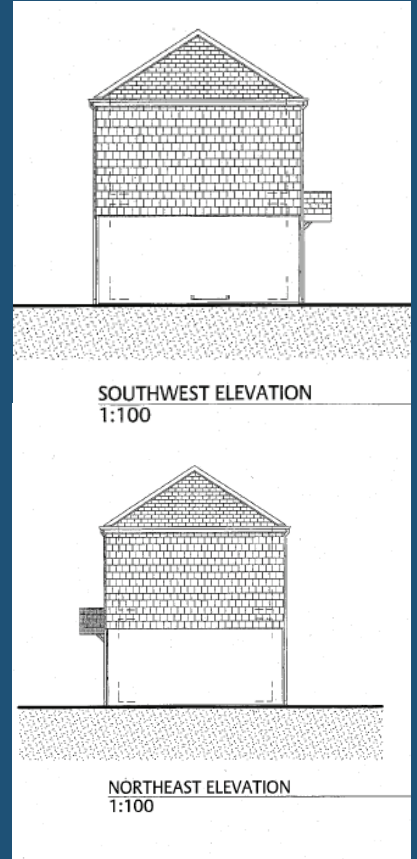
**Bedroom One:** With window to rear aspect and inbuilt wardrobes

**Bedroom Two:** With window to rear aspect

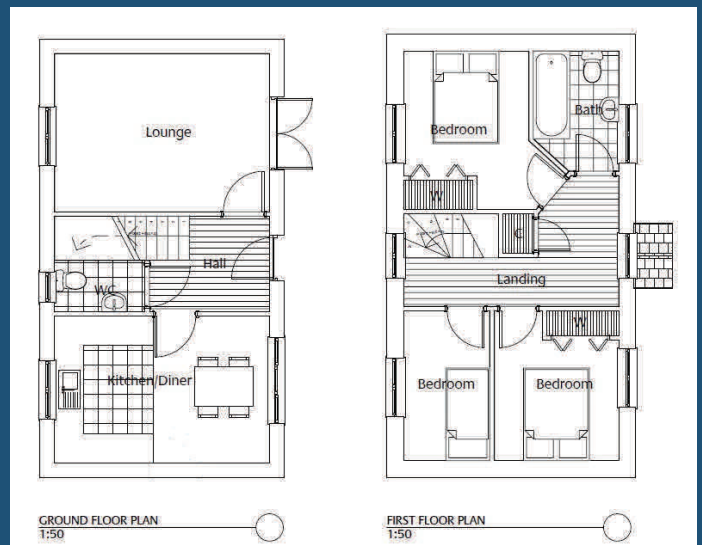
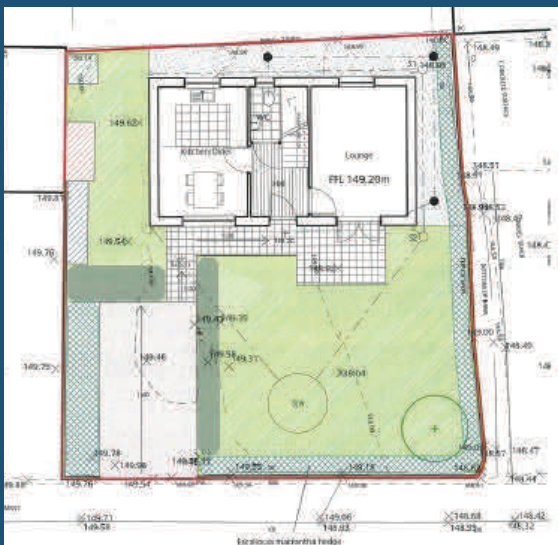
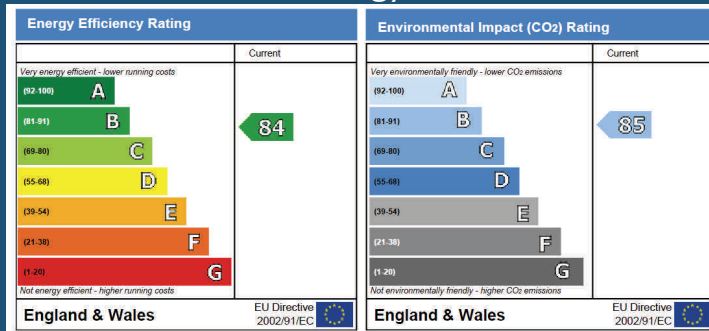
**Bedroom Three:** With window to Front aspect and built in wardrobes

**Bathroom:** Shower over bath, wash hand basin, low level WC

**Outside:** Front and side garden, parking space



## Predicted Energy Performance



**Tel:** 0808 202 7728 **Email:** [homeownership@coastlinehousing.co.uk](mailto:homeownership@coastlinehousing.co.uk)

**Address:** Ferris House, Dolcoath Avenue, Camborne, TR14 8SD

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

\*\*A service charge will also be payable to Coastline Housing Ltd

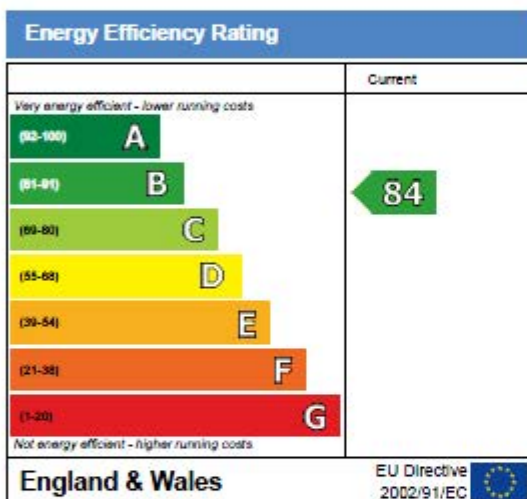
## Predicted Energy Assessment

Plot meneth rd,  
Meneth Road,  
Camborne,  
Cornwall

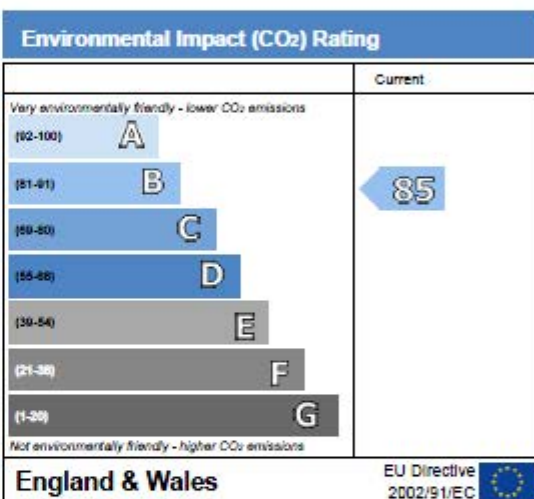
Dwelling type: Detached house  
Date of assessment: 07 September 2011  
Produced by: Trewin Design Partnership  
Total floor area: 68 m<sup>2</sup>

This document is a Predicted Energy Assessment required to be included in a Home Information Pack for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, the Pack should be updated to include information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2005 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.