

## £115,000 Shared Ownership

Long Croft Road, Hayle, Cornwall TR27 4FG



- Guideline Minimum Deposit £11,500
- Two Storey, Two Bedroom, End of Terrace House
- Open Plan Kitchen/Reception Room
- Bathroom plus Downstairs Cloakroom
- Guide Min Income - Dual £32.2k Single £38.5k
- Approx. 588 Sqft Gross Internal Area
- High Performance Glazing
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £230,000). This modern, two-storey property forms one end of a short terrace and has a cloakroom just off the entrance hall with the remainder of the ground-floor devoted to a dual-aspect reception room with open-plan kitchen area. Upstairs is a main bedroom with built-in wardrobe plus a second double bedroom and an attractive, naturally-lit bathroom. The energy-efficiency rating is very good, thanks to well insulated walls, roof and floor, high performance glazing and gas central heating. The house comes with a parking space and use of the front/side lawn (not officially demised). The local primary school, which is just minutes from Long Croft Road, was Ofsted-reviewed in November 2023 and rated 'Good'. Hayle Railway Station is within comfortable walking distance and the sands of Hayle beach only a brief car or bike ride away.

**Housing Association:** Heylo. Heylo Housing requires that all applicants must have a permanent right to reside in the UK.

**Tenure:** Leasehold (125 years from 2019).

**Minimum Share:** 50% (£115,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £414.28 per month (subject to annual review).

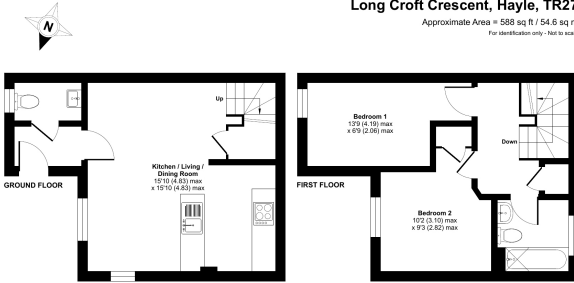
**Service Charge:** £39.65 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £32,200 | Single - £38,500 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Cornwall Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

**Long Croft Crescent, Hayle, TR27**  
Approximate Area = 588 sq ft / 54.6 sq m  
For identification only - Not to scale



Certified Property Reports Floor plans produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (November 2018). Produced for Urban Moves REF: 1011340

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>82</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**

**Cloakroom**

**Reception**

15' 10" max. x 15' 10" max. (4.83m x 4.83m)

**Kitchen**

included in reception measurement

### FIRST FLOOR

**Landing**

**Bedroom 1**

13' 9" max. x 6' 9" max. (4.19m x 2.06m)

**Bedroom 2**

10' 2" max. x 9' 3" max. (3.10m x 2.82m)

**Bathroom**



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.