



Bal Road, PL17 7FR

Available from £88,000

2 bedroom shared ownership home

*Additional costs including rent and service charges are set out on page 2.

Make the dream of home ownership a reality with shared ownership

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- 2 bedrooms
- 2 parking spaces
- Council Tax Band B

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Full market value	£220,000
Share	40%
Share price	£88,000
Rent charge	£317.03 p/m
Service charge	£28.49 p/m*

*Property prices displayed are based on open market valuations but are subject to change. The "Rent" refers to the rental payments due on the portion of the property that is not owned by you. The "Service Charge" is the payment you must make for services on the development. Rent and Service Charges are as of April 2025. Rent and Service Charges will be reviewed annually in April and therefore may change during advertisement or conveyancing. The Rent advertised for resales properties is based upon the rent set at the time the lease was issued to the current owner, and any subsequent annual reviews or amendments. You are liable to pay all associated taxes related to your property purchase (including stamp duty).

All images and photographs are not intended to be relied upon to form part of, any contract unless specifically incorporated in writing into the contract.

The accommodation comprises...

Ground floor

Upon entering the property, you are welcomed into the light and airy hallway, which provides access to the well-presented living room and the kitchen/dining room. The vibrant living room has been well decorated in blue tones and features patio doors which open out onto the private rear garden. The modern kitchen/dining room features neutral kitchen units with a pop of colour from the turquoise tiles.

Completing the ground floor is a WC and storage cupboards located in the living room and under the stairs.

Kitchen	2.1 m x 3.7 m
Living room / Dining room	4.4 m x 4.1 m
W/C	2.1 m x 1 m

First floor

On the first floor, there is the main double bedroom which is a good size. The secondary bedroom is currently used as a dressing room with views to the rear of the property. This floor also has the main family bathroom which is neutral throughout and a convenient storage cupboard.

Bedroom 1	4.4 m x 3.2 m
Bedroom 2	4.4 m x 3.4 m
Bathroom	2.0 m x 2.1 m

Outside

Front

Two tandem parking spaces to the side of the property.

Rear

Private garden which has a patio and a feature area within the stone chippings. There is also a quirky blue shed which provides convenient outdoor storage.

Other information

Local connection

Means a connection with the Town or County as appropriate and demonstrated by that person or a member of their Household to the reasonable satisfaction of the Council or agent being Plymouth Community Homes;



Town being Callington and the County being Cornwall.

(a) Being a permanent resident therein for a continuous period of at least twelve (12) months immediately prior to Advertising and that the Residents is of their own choice; or

(b) Being formerly permanently resident therein for continuous period of five (5) years; or

(c) Having his or her place of permanent work (normally regarded as sixteen (16) hours or more a week and not including seasonal employment) therein immediately prior to Advertising; or

(d) 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

(e) Being in such other special circumstances which the Council consider requires the applicant to resident therein as appropriate and which is consistent with the Councils Cornwall homechoice policy as amended from time to time.

Lease details

The term of the lease for this property is 125 years from 10 September 2021

Builder Warranty

NHBC warranty expires 15 April 2033

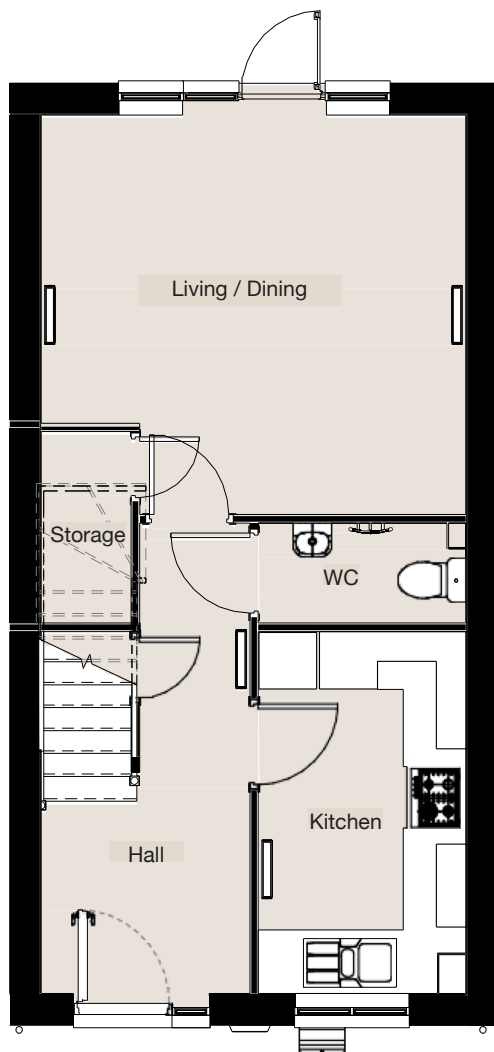
Energy Efficiency Rating

B

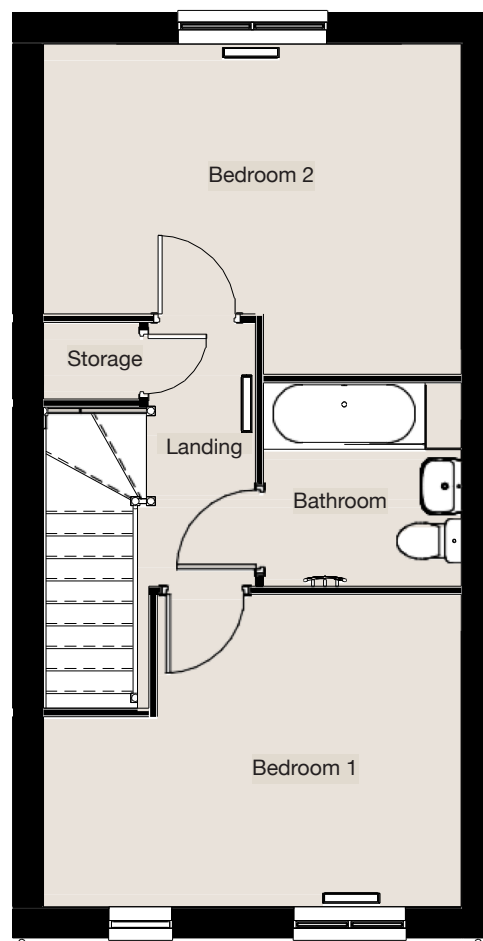
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Dimensions advertised above should not be relied upon or used for carpet or flooring sizes, appliances spaces or items of furniture. Please see our disclaimer on the final page for more details.

Floorplan



Ground floor



First floor

Disclaimer: These particulars are issued in good faith and do not constitute representation or fact or form part of any contract or offer. Floor plans and images are not to scale and are indicative only. The property is sold as seen, these particulars should be independently verified by prospective buyers. Plymouth Community Homes, its employees and agents do not have any authority to make or give any representation or warranty whatever in relation to this property, any floor plans are representation floor plans for visual purposes only. Where appliances, including central heating, are mentioned or shown, it cannot be assumed that they are in working order, and will not have been tested by Plymouth Community Homes. Please also note that wiring, plumbing and drains have not been checked. Lease details should be checked prior to ensuring their exactness.

These particulars have been produced by SO Living on behalf of the vendor 30/06/25

Apply now at www.so-living.co.uk



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