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**Ponsanooth,  
Truro**

**£108,000  
Leasehold**





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## **Property Introduction**

An unusual opportunity to purchase a 40% share on this home and get onto the housing ladder. This well presented semi-detached house is located in Ponsanooth, close to the popular village junior school and village amenities.

The property has a modern kitchen, a lounge/diner opening out to an enclosed low maintenance garden, a ground floor cloakroom and there are two double bedrooms on the first floor and bathroom. The garden is enclosed with a non-slip composite deck and has a pedestrian gate to the side. There is an allocated parking space close by for the property.

This property is sold at a discount from the open market value and is subject to Section 106 Local Connection and Housing Need Eligibility. For further details regarding the Section 106 please contact our office and to check your eligibility and to apply please contact LiveWest (see agent's note).

## **Location**

Ponsanooth is a sought-after village with a good range of facilities, these include the village Primary School, Public House, Post Office/general stores, playing field and the beautiful Kennal Vale - formerly a gun powder works, now maintained by the Cornwall Wildlife Trust as a nature reserve which is a wonderful place to walk. All of these are within easy access of this home. One of the attractions of Ponsanooth is its convenient location.

The village is almost centralised for the the towns of Falmouth and Redruth, being both five miles distant and Penryn the nearest town, is just three miles distant. The three towns offer a further range of shopping, commercial and schooling facilities and the City of Truro, the administrative and commercial centre of Cornwall, is seven miles distant having a mainline Railway Station connecting to London Paddington.

### **ACCOMMODATION COMPRISES**

Entrance door opening to:-

#### **HALLWAY**

Stairs rising to first floor. Doors off to:-

## LOUNGE/DINER 16' 5" x 16' 2" (5.00m x 4.92m) maximum measurements

A light and bright room with double glazed sliding doors opening to the deck in the rear garden. Space for dining table and chairs. Display shelving. Understairs storage cupboard.

## KITCHEN 9' 9" x 8' 5" (2.97m x 2.56m)

Range of wall and floor mounted units with worktop over incorporating a sink and drainer with tiled surround. Space for oven, space for washing machine and space for fridge/freezer. Strip lighting. Double glazed sash window.

## GROUND FLOOR CLOAKROOM

Pedestal wash hand basin with tiled splashback and mirror over, low level WC. Obscured double glazed window. Radiator and extractor fan.

## FIRST FLOOR LANDING

Double glazed window to side elevation. Airing cupboard housing the boiler and useful shelving. Loft hatch. Doors off to:-

## BEDROOM ONE 12' 8" x 11' 10" (3.86m x 3.60m) plus recess

Two double glazed windows to the front elevation. Radiator. Recess ideal for wardrobes.

## BEDROOM TWO 14' 0" x 9' 1" (4.26m x 2.77m)

Double glazed window with views across the countryside. Radiator.

## BATHROOM

Pedestal wash hand basin with tiled surround, low level WC and panelled bath with full tiled surround and mains water shower over. Radiator with towel rail over.

## REAR GARDEN

Paved patio and a composite non-slip deck with fenced surround. Storage shed and pedestrian side gate.

## SERVICES

Services connected at the property are mains water, mains drainage, mains gas and mains electric.

## AGENT'S NOTES

The Council Tax band for the property is band 'B'. 99 year lease commencing 1st August 2008 with 84 years remaining. For the remaining 60% of the property there is a rental fee of £358.05 per calendar month.

Section 106 - Eligibility To prioritise someone with an Area Local Connection to Ponsanooth.

- Residency/permanent employment of 16 + hours per week for 3 + years OR
- Former residency of 5 + years OR
- Close family member (Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years and is in need of or can give support In addition, the applicant will need to:
- Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP)
- Have a recent AIP from a s.106 lender
- Have viewed and offered on the property

Please note, there is an ongoing dispute with the neighbours adjoined to this property, regarding the domestic noise levels, that the seller has raised several times with LiveWest and the council.

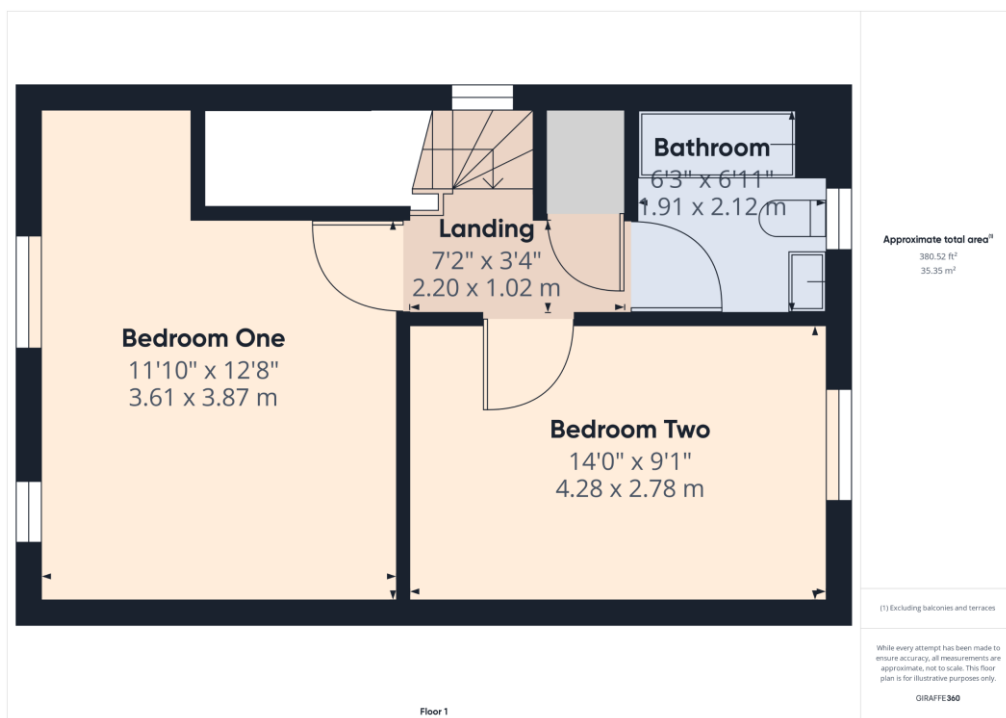
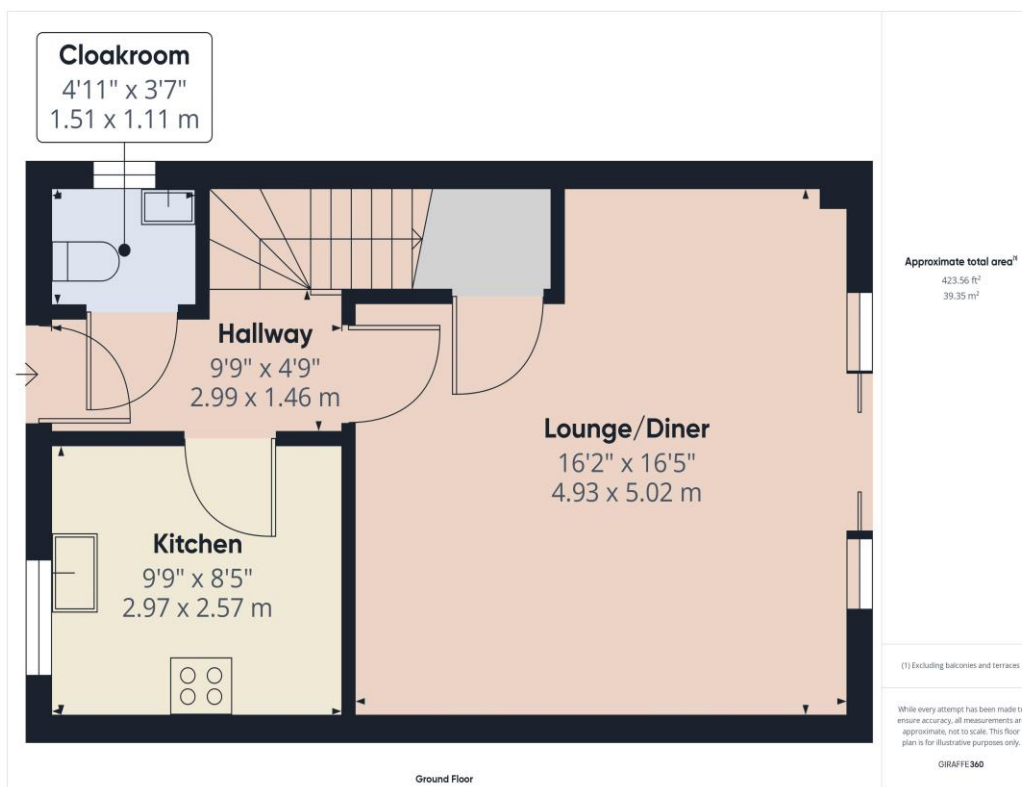


Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Located in village of Ponsanooth
- Semi-detached house
- Two double bedrooms
- Modern kitchen
- Lounge/diner with patio doors to non-slip deck
- Enclosed low maintenance rear garden
- First floor bathroom, ground floor cloakroom
- Views from the rear across countryside
- One parking space
- Shared ownership property - Section 106 restriction



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