



Coastline housing



HORSESHOE CLOSE

— ST COLUMB, TR9 6FS —





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A selection of 10 elegant, traditional bungalows situated on the outskirts of St. Columb Major near Newquay.

In the current climate, home ownership may seem a far and distant possibility to a lot of people. However, it is far more achievable than you might initially think. Lenders are recognising what a great help Shared Ownership is and with deposits as little as 5% of the share you purchase, the scheme has become an affordable proposition.

Horseshoe Close offers an exclusive and private haven ideal for those who enjoy a relatively quiet setting. Each home has been beautifully finished to a high standard with contemporary design features in both bathrooms and kitchens.

The village of St. Columb Major has a range of handy shops including a supermarket, Post Office, butchers along with cafés, pubs and takeaway food establishments. There's also a doctor's surgery.

The development is just 3 miles from the A30 making it ideal for commuting to work or for pleasure. The coastal town of Newquay is close by offering larger supermarkets etc. and there are numerous beaches about 6 miles away which dot the north coast.

Shared Ownership

Shared Ownership is a Government scheme, also known as 'part-buy/part-rent', which allows you to buy part of a property, and pay rent on the part you don't own. The scheme allows you to start off with a share you can afford, (e.g. between 40% minimum and 75% maximum initially). You then pay a low, subsidised rent on the remaining share you don't own.

Shared Ownership is specifically designed to help people who would not normally be able to afford to buy a home outright on the open market. Quite often the total monthly cost of purchasing a Shared Ownership home will still be significantly cheaper than renting a similar property privately on the open market. You do not have to be a first time buyer as the scheme is



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available for anyone who does not already own a property and to those that are currently selling their home, but cannot afford to buy another open market property that suits their needs.

When you apply to buy a shared ownership home, you will be assessed individually, so that your share will be personalised to you. However, there are some criteria:

- Income - Your total household income needs to be below £80,000.
- Position - The property you are buying through Shared Ownership must be the only property you have ownership of or in, and you must be buying

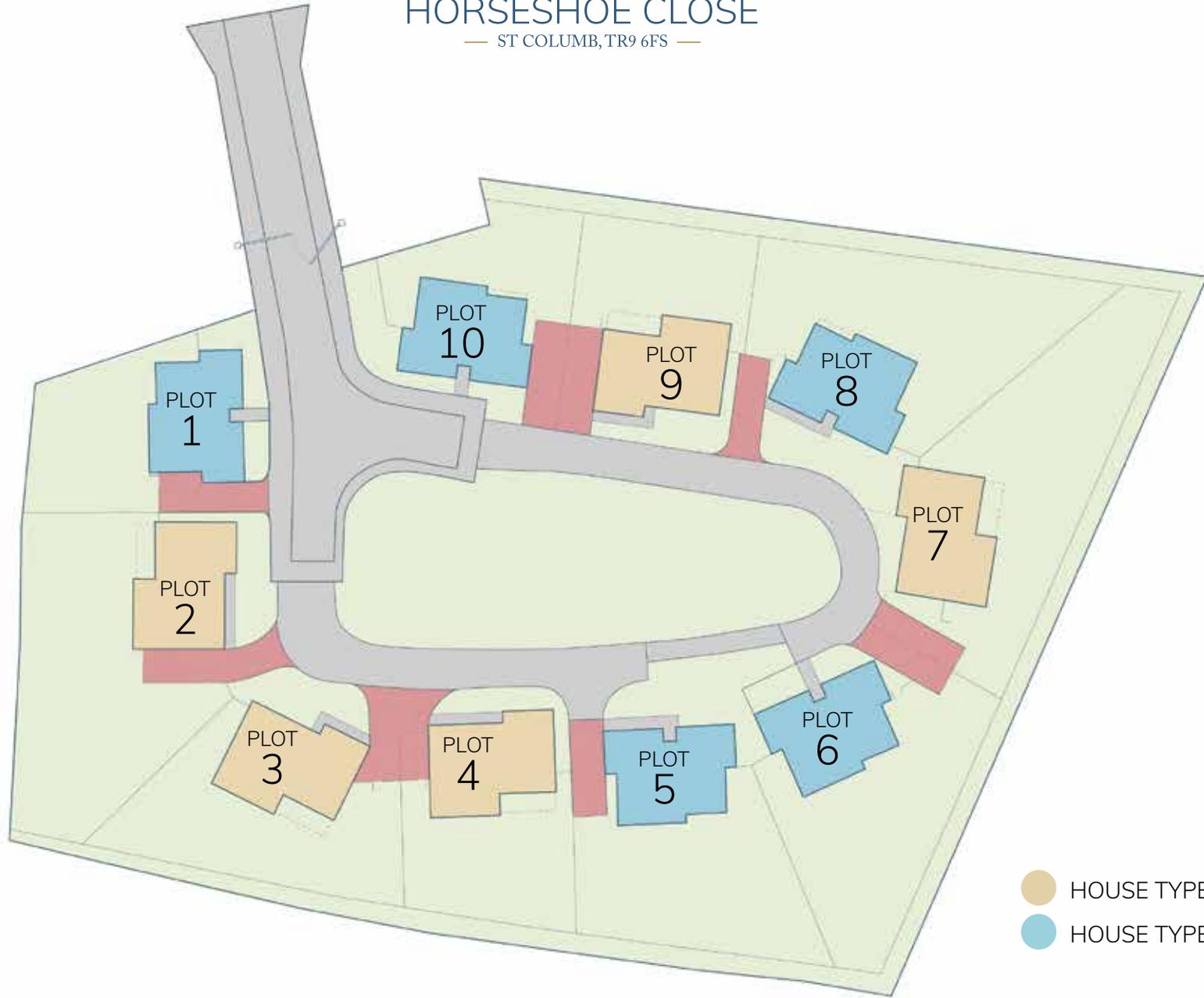
as an owner occupier. If you already own a property (for example, if you are selling a property which was jointly owned with a former partner), a sale must have been agreed before you can qualify for Shared Ownership.

Once you have bought through Shared Ownership you can buy additional shares in your home at a later date, should your circumstances change. You can purchase more shares until you own 100%. This is called staircasing. The cost of the additional shares is based on the market value of the property at the time you buy them. If you increase your share in the property, your rent will be re-calculated and reduced proportionately.



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-  HOUSE TYPE AP10
-  HOUSE TYPE AP11



Type: AP10

Three bed bungalow
Plots: 2, 3, 4, 7 & 9

Dimensions

Kitchen/Dining	4.40m x 3.00m	14'5" x 9'10"
Living Room	4.40m x 4.30m	14'5" x 14'1"
Bedroom 1	3.70m x 3.60m	12'2" x 11'10"
En-suite	1.80m x 3.60m	5'11" x 11'10"
Bedroom 2	2.70m x 3.45m	8'10" x 11'4"
Bedroom 3	3.50m x 2.75m	11'6" x 9'0"
Bathroom	2.39m x 2.02m	7'10" x 6'8"
Total Area:	96 sqm	1030 sqft



These floor plans have been produced for illustrative purposes only. The illustrations shown are computer generated impressions of how the property may look so are indicative only. External and internal details or finishes may vary on individual plots. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floor plans shown are not to scale. Measurements are based on the original drawings.

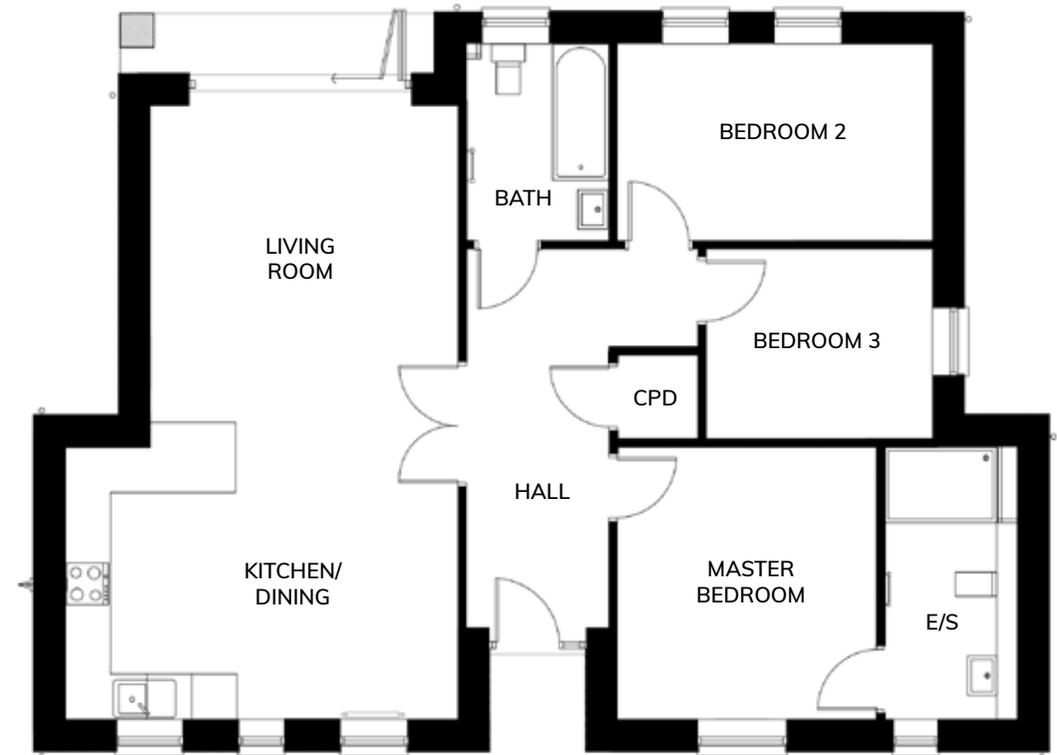


Type: AP11

Three bed bungalow
Plots: 1, 5, 6, 8 & 10

Dimensions

Kitchen/Dining	5.24m x 3.63m	17'2" x 11'11"
Living Room	4.10m x 4.19m	13'5" x 13'9"
Bedroom 1	3.45m x 3.60m	11'4" x 11'10"
En-suite	1.78m x 3.60m	5'10" x 11'10"
Bedroom 2	4.20m x 2.60m	13'9" x 8'6"
Bedroom 3	3.02m x 2.5m	9'11" x 8'2"
Bathroom	1.90m x 2.6m	6'3" x 8'6"
Total Area:	95 sqm	1020 sqft



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About the area

Named after the Patron Saint of its Church St. Columba, St. Columb Major is steeped in history and many of the town's buildings reflect this. The church dates back to the 14th century with a striking west tower added in the 15th century.

A former busy market town, St. Columb has held enormous prominence in the local agricultural community over the years and it is one of just two towns in the county that still hold a silver ball 'hurling' competition.

The north Cornish coastline is just 6 miles in distance offering miles of fabulous coastal scenery, beaches and cliff top walks, whilst the resort towns of Newquay and Padstow are 7 and 10 miles away respectively.

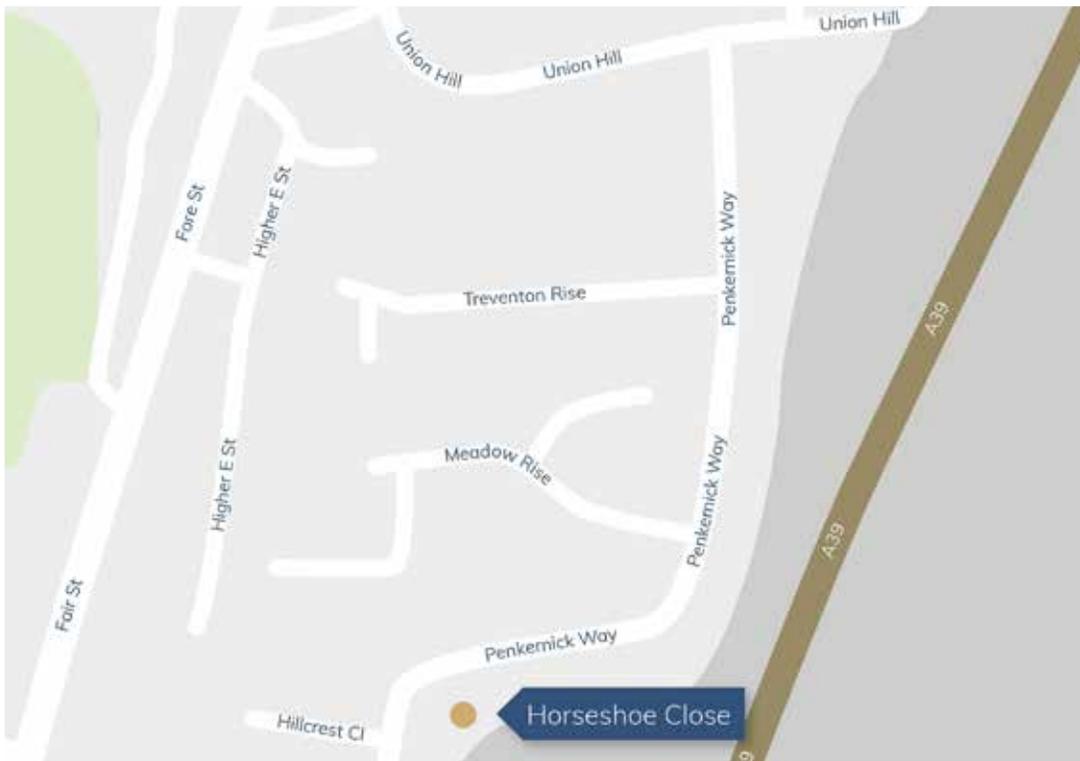
The cathedral city of Truro is 16 miles away offering the largest shopping centre in the county along with rail links to the rest of the country.

Transport links

The town of St. Columb Major offers excellent road links. Just 3 miles from the main A30 road it's perfect for those who commute to work. There are good public transport services including regular bus lines to Newquay, Wadebridge and Truro.

Cornwall Airport Newquay is just 3 miles away. Flights are available to a growing number of UK destinations including daily services to London Gatwick and Manchester Airport. More recently the routes on offer have grown to include European summer season flights to Frankfurt Hahn, Alicante and Faro.

SAT NAV TO PENKERNICK WAY: TR9 6BQ



Specifications

Insurance:

LABC ten year build warranty

Kitchen:

Contemporary kitchen units with soft close doors.
Single sink and drainer with chrome plated mixer tap.
Laminate worktop.
Tiles for kitchen splash back.
Stainless steel cooker hood.
Integrated dishwasher.
Integrated washing machine.

Interior Features:

White painted walls and woodwork.
Stylish Worcester white internal doors.
Telephone points in living room and hall.
Television points wired for SKY in living room (buyers subscription required).
Pendant fittings in bedrooms.
LED recessed downlighting elsewhere.
White steel radiators.
Gas central heating with wall mounted boiler.
Mains wired smoke detectors, heat detectors.
Karndean tile and carpet flooring.

Bathroom and En-suite (where applicable):

White sanitary ware.
Chrome basin taps, bath shower mixer.
White bath with glazed bath screen to bathroom, shower tray and walk-in enclosure to en-suite.
Tiled basin splash backs and full head height tiling around bath and shower.
Shaver socket.
Heated towel rail.
Extractor fan.

Windows and Doors

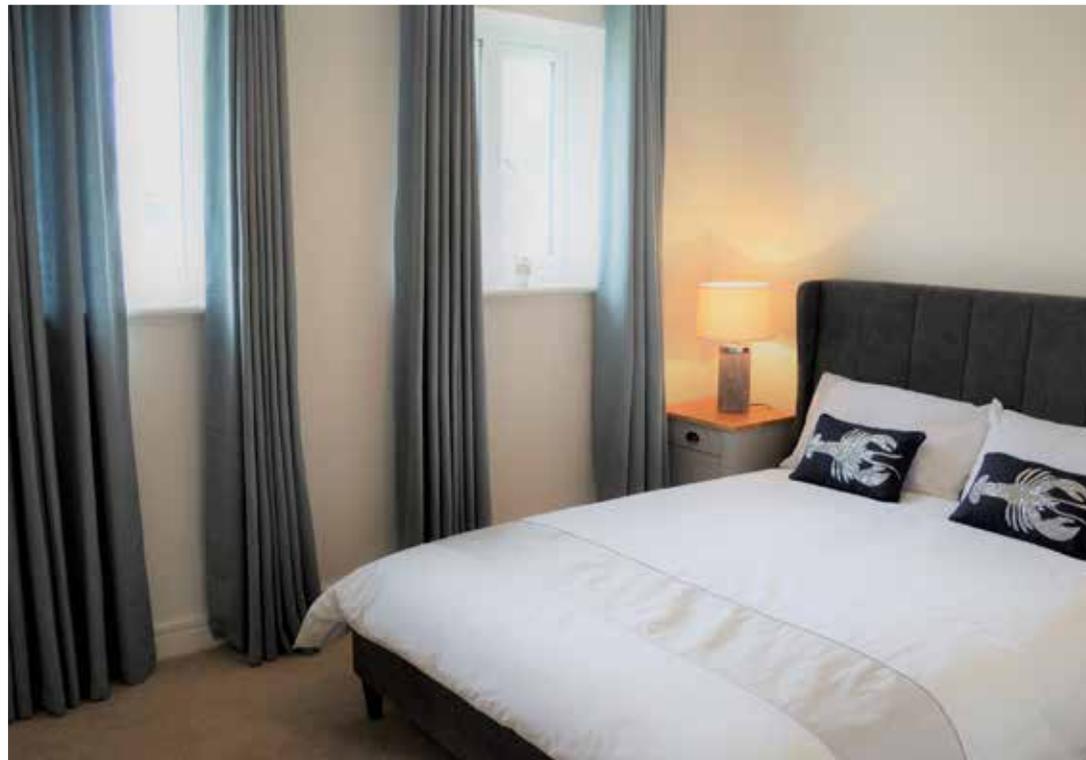
White PVCu windows.
White PVCu bifold patio doors.
I.G. composite door front.

Exterior Features

Light to front entrance.
Turfed front garden.
Pavior driveways.

Rear Garden

Patio laid in Oak Wildwood paving slabs by Marshalls .
Gardens to have topsoil layer and grass seeded.





CLAUSES:

Artist's impressions are intended for illustrative purposes. Actual finishes, details and any landscaping shown may vary. Floor plans are for identification purposes only and are not necessarily to scale.

All prospective buyers should note that floor plans are solely intended for their guidance and nothing contained therein should be a statement of fact or representation warranty. All areas, dimensions and measurements shown are approximate and layouts are given as a guide only. They should not be relied on in any way. In particular, room dimensions have tolerances and should not be used to determine measurements for appliances or furniture. From time to time, it may be necessary to amend plans.

Our obligations under the Property Misdescriptions Act 1991 and Consumer Protection from Unfair Trading Regulations 2008 are not affected and every effort has been made to ensure that no statements made in this brochure are false or misleading.

NB: The site plan does not form part of any contract of sale. Photos and finishes are typical of Coastline Housing.

VIEWING: For viewings of individual properties and/or a site visit, please contact us using the contact details provided.

THE DEVELOPER: The developer reserves the right to change or modify any of the specifications outlined in this brochure at any time without prior notice.

CALLS: Calls may be recorded for training and monitoring purposes.

MEASUREMENTS: All measurements shown are approximate if applicable.

AVAILABILITY: Site map availability correct at time of going to print.

APPLICATION: Application to be made directly with Coastline Housing.

TENURE: Leasehold (99 years)

This scheme is being funded in partnership with Homes England.

For enquiries contact us today on:

Call:
01209 200230

Visit:
www.coastlinehousing.co.uk/buy-home

Email:
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