



Oll An Gwella, PL18 9FW

Available from £110,000

3 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

3 bedrooms

Gas central heating

2 parking space

Council Tax Band C

Full market value £275,000

Share 40%

Share price £110,000

Rent charge £335.48 p/m

Service charge £52.16 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 resale 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 of a thoughtfully designed ground floor includes an entrance hallway into a well-presented living room. Completing the ground floor is a separate, fully fitted kitchen/dining area with a rear patio door leading to the private rear garden.

On the first floor, there are three bedrooms and a contemporary bathroom. Externally, there is allocated parking for two vehicles.

Ground floor

Living room 5.5m x 3.7m

Kitchen/diner 5.5m x 2.8m

First floor

Bedroom 1 5.5m x 3.6m

Bedroom 2 3.3m x 3m

Bedroom 3 2.2m x 4m

Bathroom 2.5m x 2m

Outside

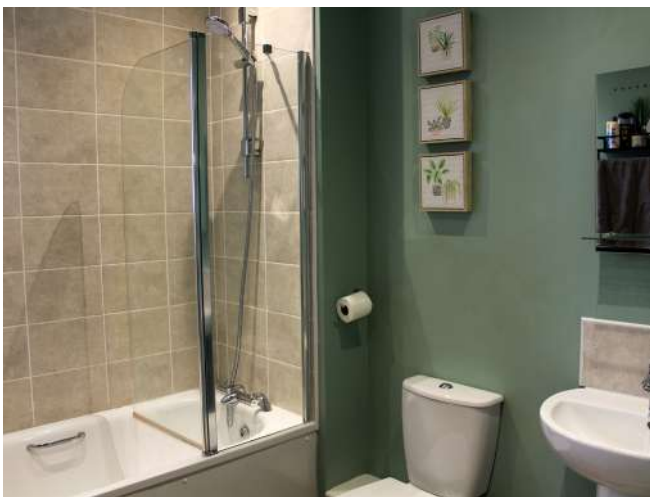
Front

Allocated parking for two vehicles.

Rear

Enclosed garden.





Other information

Local connection

- **First priority** is given to applicants that have a local connection to the Parish of Calstock.
- **Second priority** after 28 days of advertising will enable applicants that have a connection to St Dominick, Stoke Climsland and Callington to apply.
- **Third priority** after 56 days of advertising will enable applicants that have a connection to Cornwall to apply.
- **Fourth priority** after 70 days of advertising will enable applicants with a minimum local connection to Cornwall to apply

Lease details

The term of the lease for this property is 125 years from 27 August 2021.

Builder Warranty

LABC warranty expires 11 March 2031.

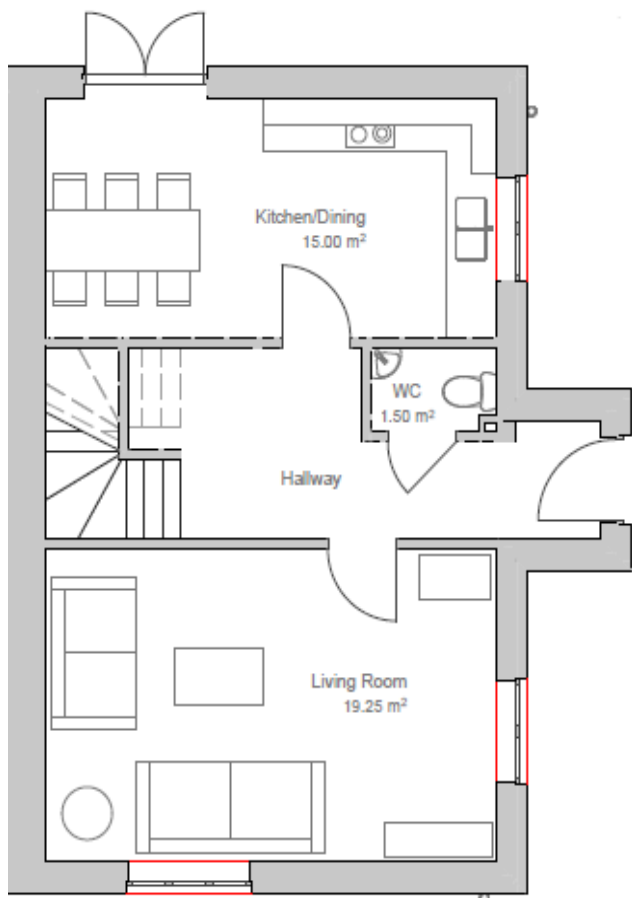
Energy Efficiency Rating

B

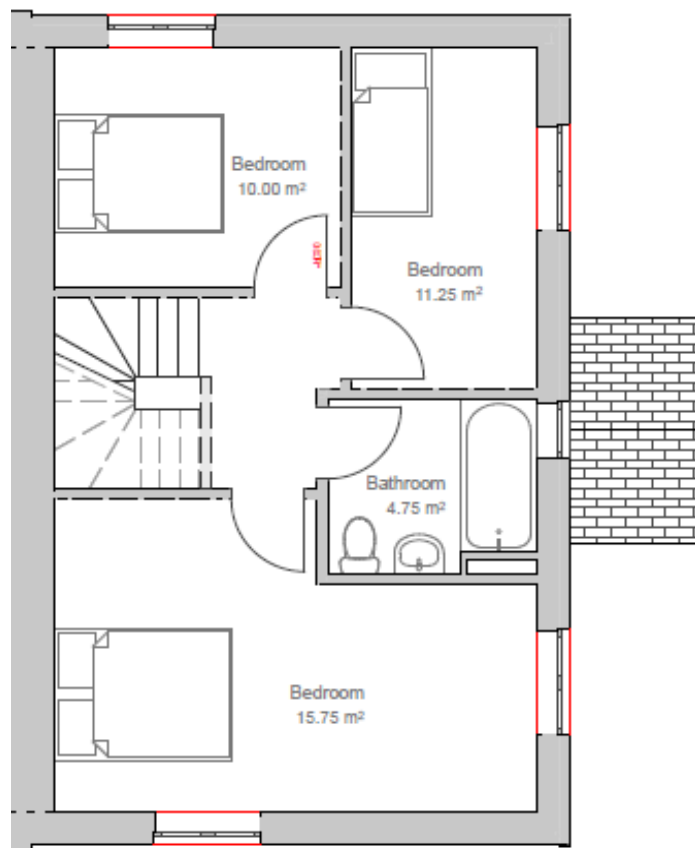
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 20/05/2026

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



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