



# Tresco Gardens, PL6 6FJ

Available from £77,000

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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

2 bedrooms

Gas Central Heating

2 parking space

Council Tax Band B

PV panels

Full market value £220,000

Share 35%

Share price £77,000

Rent charge £331.36 p/m

Service charge £11.03 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 2024. 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.

This beautifully presented two-bedroom home is filled with natural light and a fresh ambiance throughout, located in the sought-after residential area of Southway.

The thoughtfully designed ground floor includes an entrance hallway into a spacious living room. This leads to a separate, fully fitted kitchen/dining area, complete with a rear entrance lobby and a convenient downstairs w/c.

Upstairs, you'll find two double bedrooms, a family bathroom with a shower, and useful storage cupboards.

## The accommodation comprises...

### Ground floor

Living Room	3.1m x 4.4m
Kitchen Diner	2.85m x 3.95m
Rear Lobby	1.25m x 1.6m
WC	1.25m x 1.4m

### First floor

Bedroom 1	4.2m x 3.05m
Bedroom 2	4.2m x 3.0m
Bathroom	2.0 m x 2.2m

### Outside

Outside, there is a large level garden area. The garden also features a small patio area.

Additionally, the property offers two designated parking spaces as well as installed PV panels.

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.



## Other information

### Lease details

The term of the lease for this property is 125 years from 10th October 2018.

### Builder Warranty

LABC warranty expires 12th January 2030.

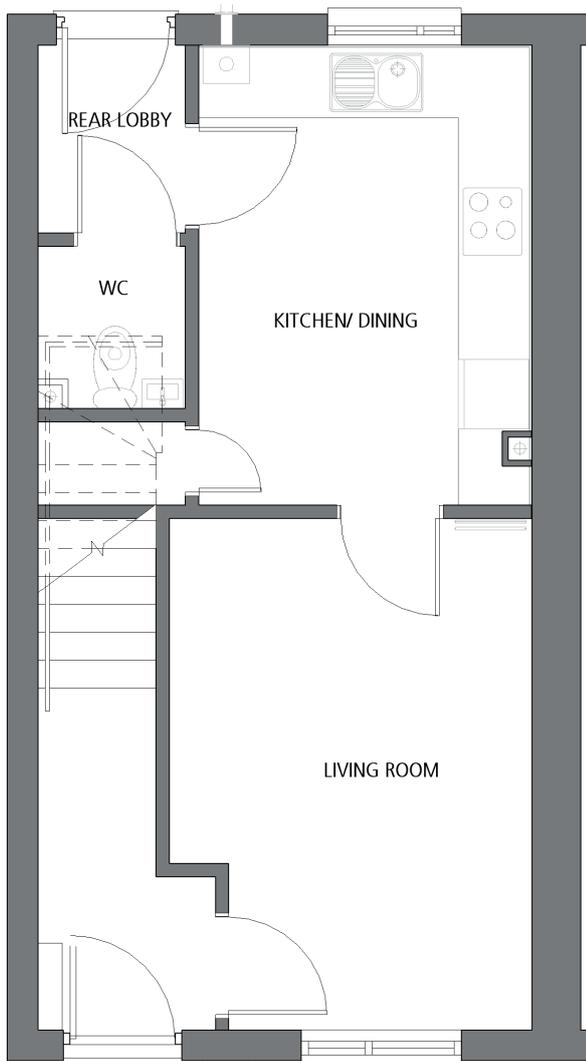
### Energy Efficiency Rating

A

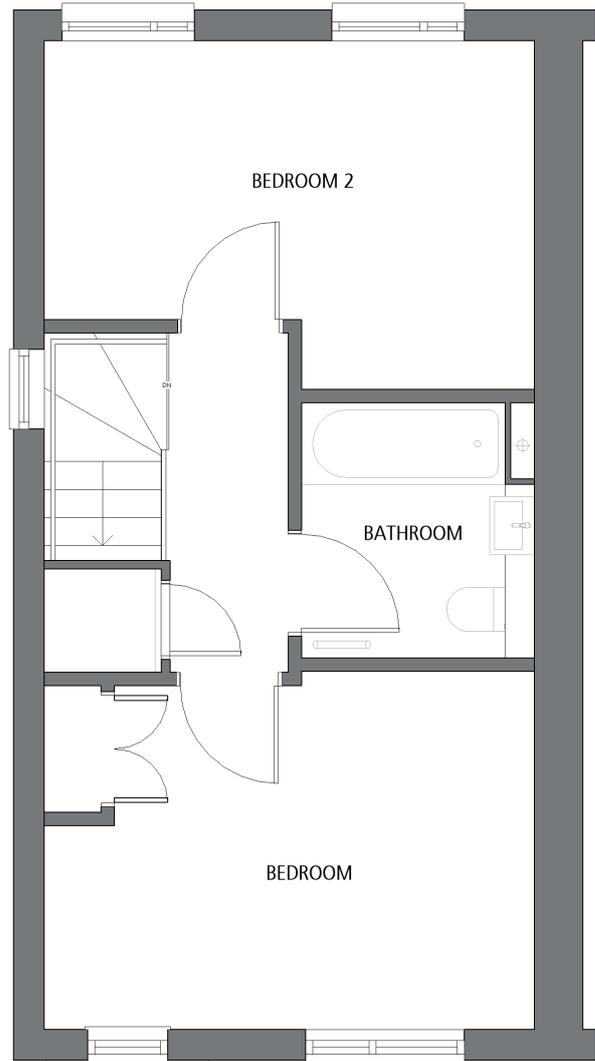
Score	Energy rating	Current	Potential
92+	<b>A</b>	94   A	95   A
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



# Floorplan (OPP)



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 23/04/2025

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