



Quartz Close, PL14 6FY

Available from £128,000

4 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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- 4 bedrooms
- 2 parking space
- Council Tax Band D

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Full market value	£320,000
Share	40%
Share price	£128,000
Rent charge	£351.68 p/m
Service charge	£46.93 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 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, a downstairs WC and a convenient utility room.

On the first floor, there are three good-sized bedrooms, one of which includes an en-suite bathroom and storage space. There is also the main bathroom on the first floor, with a white suite throughout.

Completing this property is the main bedroom, located at the top of the house on the second floor. This floor also benefits from an en-suite bathroom and storage space.

The accommodation comprises...

Ground floor

Living Room	4m x 3.7m
Kitchen / Diner	2.9m x 5.6m
W/C	1.7m x 1m
Utility	1.7m x 2.4m

First floor

Bedroom 2	4m x 3.5m
Ensuite	1.8m x 1.8m
Bedroom 3	2.9m x 2.9m
Bathroom	2.2m x 1.5m
Bedroom 4	2.9m x 2.6m

Second floor

Bedroom 1	9.1m x 3.7m
Ensuite	2m x 1.5m

Outside

Front
Allocated parking for two vehicles.

Rear
Private enclosed garden, split over two levels.



Other information

Local connection

The Local Connection Criteria is as follows:

- **First priority** is given applicants that have a local connection to Liskeard.
- **Second priority** after 21 days of marketing will enable applicants that have a connection to St Cleer, Menheniot, Dobwalls and Trewidland to apply.
- **Third priority** after 31 days of marketing will enable applicants from Tertiary area connection (formerly known as Caradon District Council) to apply.
- **Fourth priority** after 42 days from Marketing will enable applicants that have a Cornwall County connection to apply.

Lease details

The term of the lease for this property is 125 years from 21 August 2020.

Builder Warranty

NHBC warranty expires 30 April 2030

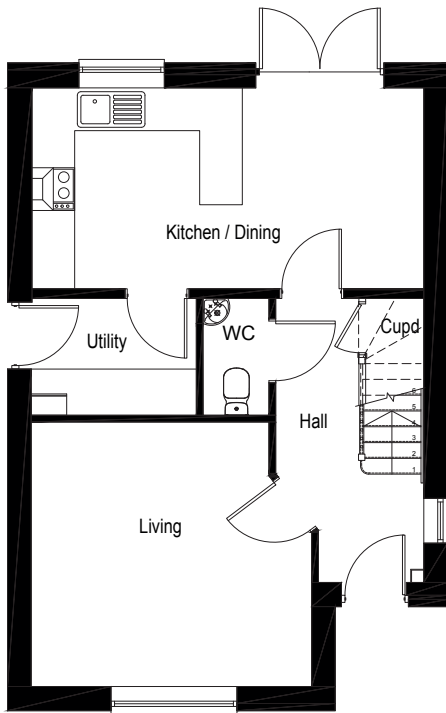
Energy Efficiency Rating

B

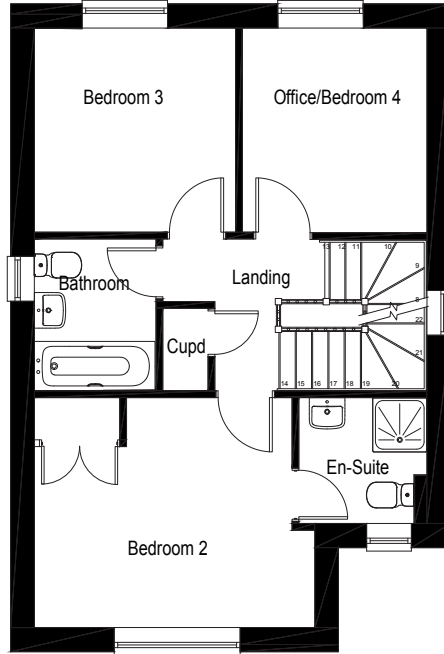
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

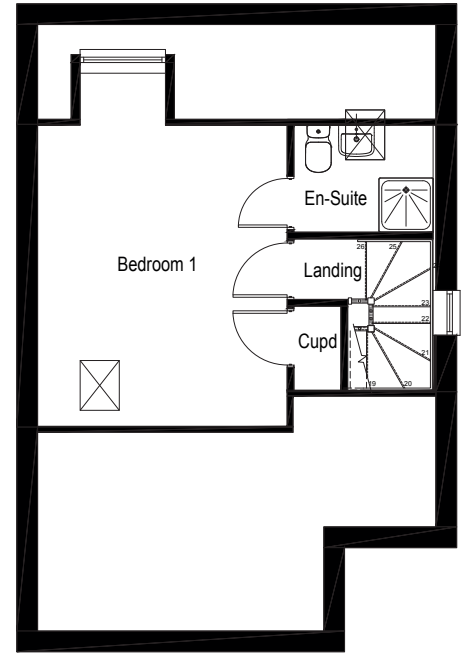
Floorplan



Ground floor



First floor



Second 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

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



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