



Tresco Gardens, PL6 6FJ

Available from £77,000

2 bedroom shared ownership home

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*

Rent charge and service charges as of April 2024.

*estimated charges

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.



Other information

Lease details

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

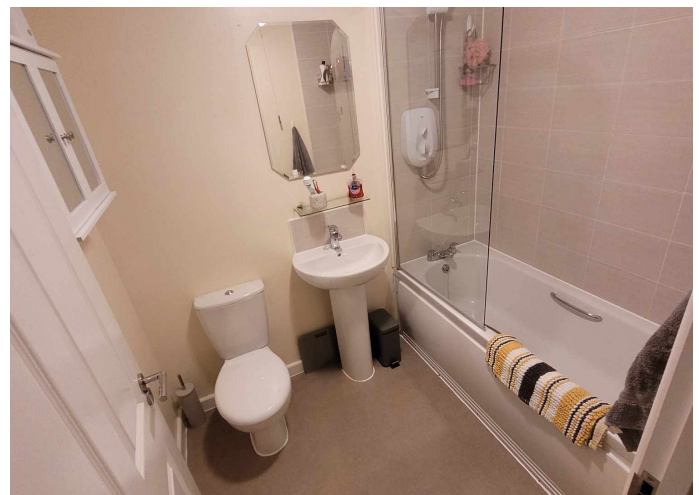
Builder Warranty

LABC warranty expires 12th January 2030.

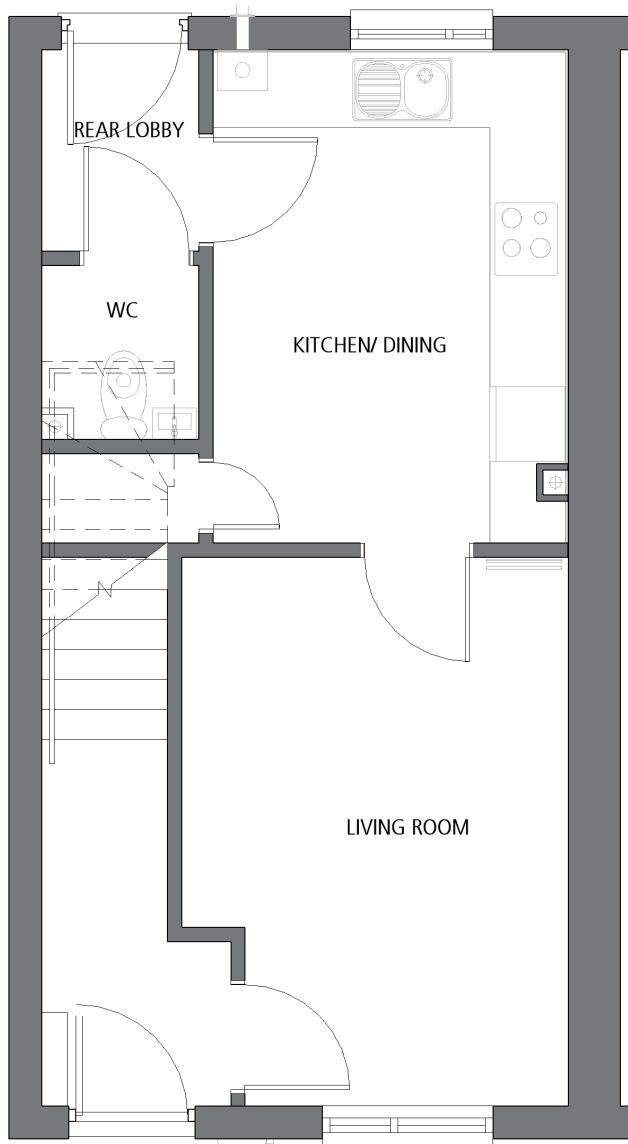
Energy Efficiency Rating

A

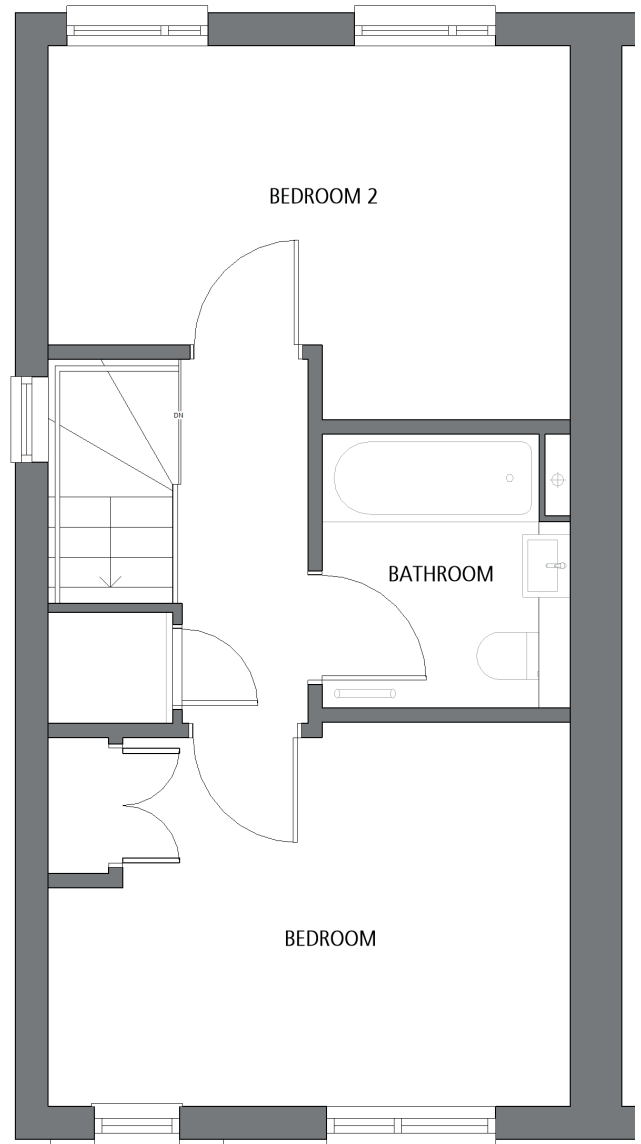
Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floorplan (OPP)



Ground floor



First floor

OPP - opposite hand to floor plan. All images used are for illustration purposes.

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These particulars have been produced by SO Living on behalf of the vendor 17/12/2024

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