

Plot 22 Chapelfields,
St Maybn
PL30 3FJ



Guide Price - £240,000

Shared Ownership - £96,000



St Maybn Development, PL30 3FJ



A Contemporary Two Bedroom New Build in St Maybn designed for modern living, this beautifully presented new-build home combines space, light, and practicality in a highly desirable location...

- Two-bedroom new-build home in the desirable area of St Maybn
- Convenient downstairs WC with toilet and wash basin
- Spacious open-plan living, dining & kitchen area – ideal for modern living
- Contemporary kitchen with space for integrated appliances
- Double doors to rear garden creating seamless indoor-outdoor flow
- Modern family bathroom with bath and shower unit
- Two generous double bedrooms plus a versatile study
- Spacious rear garden with patio area, perfect for entertaining
- Council Banding - TBC
- EPC - TBC



This attractive two-bedroom new-build home in St Maybn offers modern living with well-designed, light-filled interiors throughout. Upon entering the property, you are welcomed by a spacious hallway providing access to the main living areas and the staircase to the first floor. A convenient downstairs WC is located off the hallway, fitted with a toilet and wash basin.

To the rear of the property is a bright and airy open-plan living, dining, and kitchen space, ideal for both everyday living and entertaining. The modern kitchen offers space for integrated appliances and benefits from practical under-stairs storage. Double doors open out onto the patio and garden, seamlessly connecting indoor and outdoor living.

The first floor features a generous landing with access to all rooms, enhanced by large windows that allow an abundance of natural light to flow throughout the property. The family bathroom is fitted with a bath and shower unit. There are two bedrooms on this level, comprising two spacious double bedrooms and a study.

Externally, the rear of the property boasts a spacious garden with a patioed area, perfect for outdoor dining and garden furniture, making it an ideal space to relax and entertain.

This property is a great opportunity for First Time Buyers.

A viewing is highly recommended.

This property is offered on a shared ownership basis, with a 40% share available at £96,000, based on a full open market value of £240,000. Shared ownership provides an affordable way to step onto the property ladder, allowing you to purchase a portion of the home while paying rent on the remaining share. The monthly rent on the unowned share is £300 PCM, with a service charge of £44.70 PCM, which includes building insurance. This is an excellent opportunity to secure a well-presented home at a more accessible price point.

Plot 22 has a rural repurchase covenant on it to ensure it remains affordable in perpetuity. Because of this the max share is 80% and the property will remain leasehold. Once 80% has been reached and the owner wants to sell there is a buy back clause so they will need to offer it back to Westward first. The other 2 properties do not have the restriction and can be staircased to 100% after which time they will own the freehold.



Changing Lifestyles

St Maybn is a highly regarded and well-established residential area, valued for its peaceful atmosphere and strong sense of community. The area offers an appealing blend of modern living and countryside charm, making it a popular choice for families, professionals, and those looking to enjoy a more relaxed pace of life.

Residents benefit from convenient access to a range of local amenities, including shops, schools, and everyday services, all within easy reach. St Maybn is also well positioned for travel to nearby towns and key transport links, making it ideal for commuters while still retaining a tranquil, village-style feel. Surrounded by open countryside and scenic landscapes, the area provides excellent opportunities for walking, cycling, and outdoor leisure, appealing to those who value green spaces and outdoor living.

Overall, St Maybn offers a welcoming environment where convenience, comfort, and natural surroundings come together, making it a desirable location to call home.

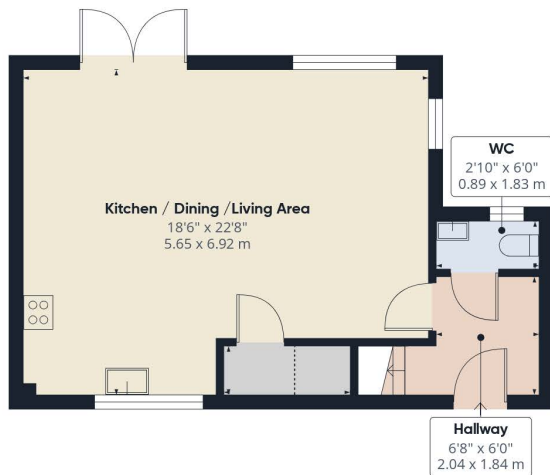


Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

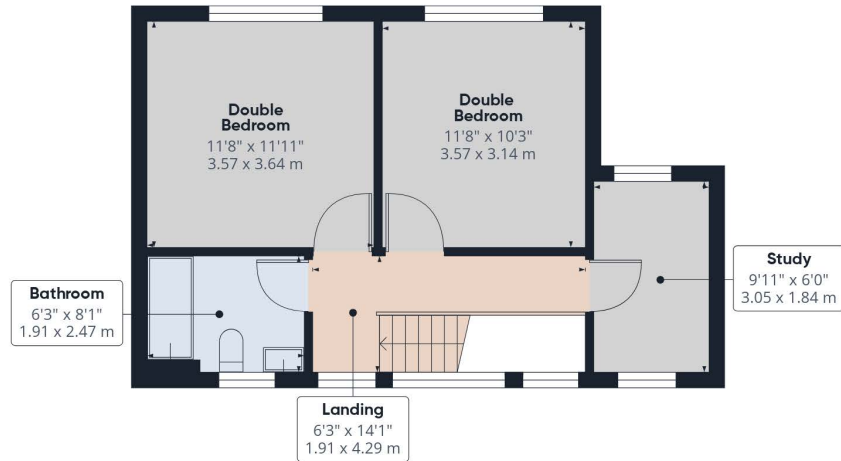
Scan here for
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Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.