



Bond
Oxborough
Phillips

Changing Lifestyles

31 St. Annes Close
Whitstone
Holsworthy
Cornwall
EX22 6TG

Asking Price: £141,000

Leasehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

31 St. Annes Close, Whitstone, Holsworthy, Cornwall, EX22 6TG



- 3 BEDROOM HOUSE
- SEMI DETACHED
- 60% SHARE
- PART BUY PART RENT
- LEVEL ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- EPC RATING TBC
- COUNCIL TAX BAND B



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An exciting opportunity to acquire a 60% share of this part-buy/part-rent 3 bedroom end terrace family residence. The property offers spacious and comfortable accommodation throughout and benefits from a level rear enclosed garden and off road parking. EPC TBC & Council Tax Band B. Available with no onward chain.

Entrance Hall - 5'11" x 8'9" (1.8m x 2.67m)

Kitchen - 9'6" x 9'11" (2.9m x 3.02m)

Lounge/Diner - 10'5" x 22'10" (3.18m x 6.96m)

WC - 3'2" x 4'9" (0.97m x 1.45m)

First Floor Landing

Bedroom 1 - 9' x 14'1" (2.74m x 4.3m)

Bedroom 2 - 10'11" x 10'1" (3.33m x 3.07m)

Bedroom 3 - 10'1" x 8'5" (3.07m x 2.57m)

Bathroom - 9'3" x 4'9" (2.82m x 1.45m)

Outside

To the front, the property is approached via a paved pathway leading to the main entrance, with a low-maintenance gravelled frontage providing a neat and practical outdoor space. The off road parking is located to the left hand side of the building.

The property enjoys an enclosed rear garden offering a high degree of privacy, bordered by timber fencing and mature trees that create a pleasant, leafy backdrop. Predominantly laid with low-maintenance gravel, the garden also features a paved patio area—ideal for outdoor seating and entertaining—along with raised planting beds and a variety of potted shrubs.

To the rear of the garden sits a useful timber shed, providing additional storage, while there is ample space for further landscaping or personalisation. The outdoor space is well-proportioned and benefits from a peaceful setting, making it perfect for both relaxing and practical use.

Services - Mains Electric Water and Drainage. Bottled LPG underfloor heating.

Agents Note - We are offering a 60% share through Sanctuary housing, part buy part rent (the current service charge paid per month is approximately £55 and current rent paid per month is approximately £240 per month) with a remaining lease term of 85 years.

To be eligible for the Shared Ownership scheme, the buyer generally needs to meet the following criteria:

- Their annual household income can be no more than £80,000.
- They are unable to purchase a home suitable for your needs without assistance.
- They cannot be a current homeowner (or be named on the deeds of another property).
- They must not have any outstanding credit issues (i.e. unsatisfied defaults or county court judgments).

Please note that in addition to the above, this property is subject to a s106 Agreement in place whereby the buyer will need to meet the Local Connection Criteria – this will normally be someone currently living in or having a strong connection to the Parishes of Whitstone, Boyton, Marhamchurch, Week St May, North Tamerton, Bridgerule or Pyworthy.

Anti Money Laundering - 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 which will only be used for this purpose. We carry out this through iamproperty a secure platform to protect your data. Each owner will be required to pay £20 upon our instruction to carry out these checks prior to the property being advertised.

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 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.

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.

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately ¼ mile and take the right hand turning onto the B3072 towards Holsworthy. upon reaching Red Post turn right onto the B3254 Launceston road. Follow this road for approximately 5 miles and upon reaching Whitstone turn right signposted St Annes Close, follow the road and number 31 will be found immediately on the right hand side.

EPC: TBC

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