



**16 Kew An Gew, Praze, TR14 0FX**

**£236,250 Leasehold**

**CHRISTOPHERS**

ESTATE AGENTS

# 16 Kew An Gew

- THREE BEDROOM DETACHED HOUSE
- SHARED OWNERSHIP SECTION 106 FAMILY HOME
- POPULAR RESIDENTIAL DEVELOPMENT
- ALLOCATED PARKING
- ENCLOSED GARDEN TO THE REAR
- BEAUTIFULLY PRESENTED
- LEASEHOLD
- EPC B83
- COUNCIL TAX C

This beautifully presented double fronted detached three-bedroom family home offers style, convenience, practicality and is perfect for modern family living.

Inside, the property is immaculately presented throughout, showcasing a bright and spacious layout designed to suit everyday living. The reception areas provide versatile space for relaxing and hosting, while the contemporary kitchen is thoughtfully arranged with ample storage and dining space.

Upstairs, three well-proportioned bedrooms offer comfortable accommodation for the whole family, complemented by a stylish family bathroom finished to a high standard. Every room has been carefully maintained and tastefully decorated, allowing a new owner to move straight in and enjoy.

Externally, the property continues to impress with a fully enclosed garden, ideal for children and pets offering a safe and private outdoor space for play, entertaining, or simply unwinding. Whether enjoying summer gatherings or quiet evenings outdoors, the garden provides a wonderful extension of the living space.

Combining immaculate interiors with desirable outdoor space, this impressive family home is ready to welcome its next owners.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO







#### **ENTRANCE HALL**

With tiled floor, large storage cupboard, doors into kitchen/diner, living room, W.C., large storage cupboard and stairs to the first floor.

#### **LIVING ROOM 17'4" x 9'11" (5.28m x 3.02m)**

A dual aspect room with double glazed window to the front and double glazed patio doors out to the rear, large storage cupboard, LBT flooring and two radiators.

#### **CLOAKROOM**

With low level W.C., wall mounted wash hand basin, tiled floor and radiator.

#### **KITCHEN/DINER 17'4" x 9'5" (5.28m x 2.87m)**

A triple aspect room with double glazed window to the front and rear and double glazed door to the side. Ample space for dining table, fully fitted contemporary kitchen with wood effect roll top work surfaces incorporating sink drainer with mixer tap, four ring electric hob with cooker hood over and electric oven, wall and base units, drawers, space for fridge freezer, space and plumbing for washing machine and there is also plumbing for a dishwasher behind one of the cupboards however they have never had a dishwasher fitted. Wall mounted boiler and radiator.

#### **STAIRS AND LANDING**

A bright and spacious landing with double glazed window to the rear. Doors to family bathroom and three bedrooms.

#### **LARGE AIRING CUPBOARD 3'8" x 3'11" (1.12m x 1.19m)**

With power sockets.

#### **BEDROOM ONE 17'4" x 9' (5.28m x 2.74m)**

A large dual aspect room with double glazed windows to the front and rear both with radiators underneath. The large room is currently laid out to provide a double bedroom and also a useful office space.

#### **BEDROOM TWO 8'7" x 9'2" (2.62m x 2.79m)**

A double bedroom with window to the rear and two radiators.

#### **BEDROOM THREE 8'3" x 9'1" (2.51m x 2.77m)**

A double bedroom with double glazed window to the rear.

### BATHROOM 7'3" x 6'2" (2.21m x 1.88m)

A fully fitted suite with pedestal wash hand basin, low level W.C., bath with mixer tap and shower over, heated towel rail, frosted window to the front.

### OUTSIDE

To the rear of the property is a fully enclosed garden which is mainly laid to lawn with a large storage shed and side gate leading out to

### PARKING

There are two allocated parking spaces and a number of visitor parking spaces.

### SERVICES

Mains gas, electric, water and drainage.

### WHAT3WORDS

villager.wording.kicked

### AGENTS NOTE ONE

We are advised that this property is a leasehold shared ownership property and is being dealt with by Ocean Housing. A 75% share is being sold at £236,250 and the rent will be £135.36. There is also a service/management fee which is £44.15 per month which covers ground maintenance, property insurance management admin and street lighting.

### AGENTS NOTE TWO

Prospective purchasers should be aware that there is a non refundable £250 fee payable to Ocean to reserve the property after an offer is accepted.

### AGENTS NOTE THREE

It is recommended that potential purchasers contact TMP mortgages to qualify themselves and confirm their financial eligibility to purchase the property. While buyers are free to use their own broker, those referred to TMP will have both the mortgage advice and the affordability assessment managed together. More information is available at: [www.tmpmortgages.co.uk](http://www.tmpmortgages.co.uk)





#### **AGENTS NOTE FOUR**

Prospective purchasers should be aware that the property is subject to a section 106. This means that a purchaser must have a local connection to the area which must be as follows; The Primary area is the Parish of Crowan, after 28 days of advertising, it can open up to the secondary areas of the parishes of Breage, Sithney, Wendron, Camborne, Gwinear-Gwithian & St Erth. After 56 days, it can open up to the whole county of Cornwall.

#### **AGENTS NOTE FIVE**

We have been advised that the outside of the property is due to be painted by Ocean of which the cost is covered by the rent payments.

#### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### **COUNCIL TAX**

Council Tax Band C.

#### **DATE DETAILS PREPARED.**

23rd February 2026.

#### **MOBILE AND BROADBAND**

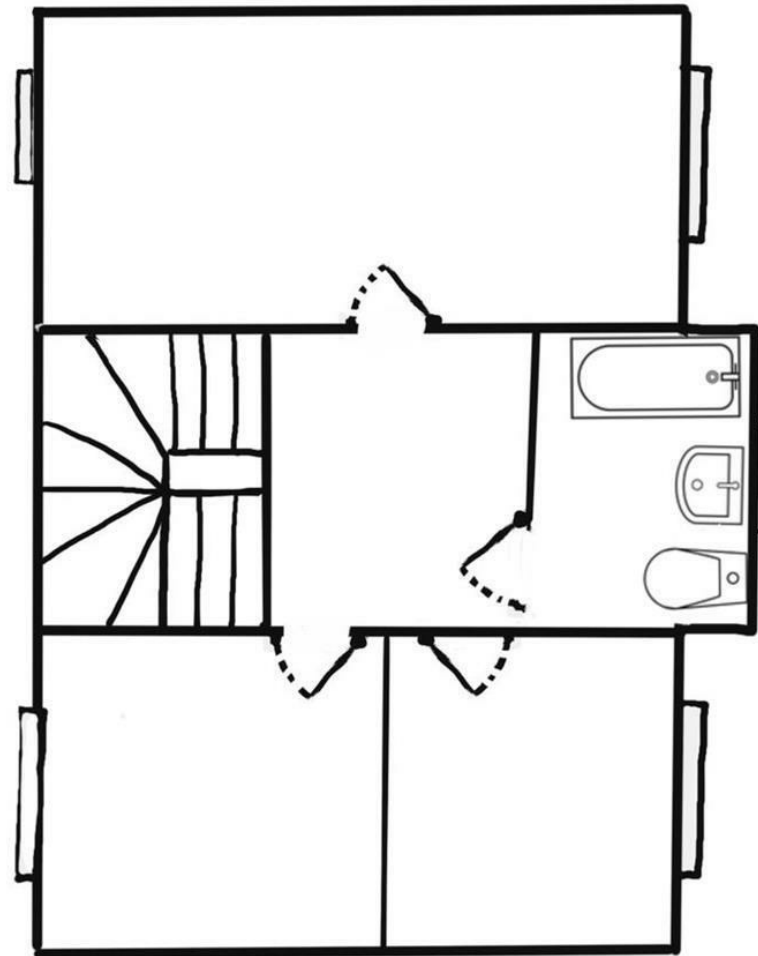
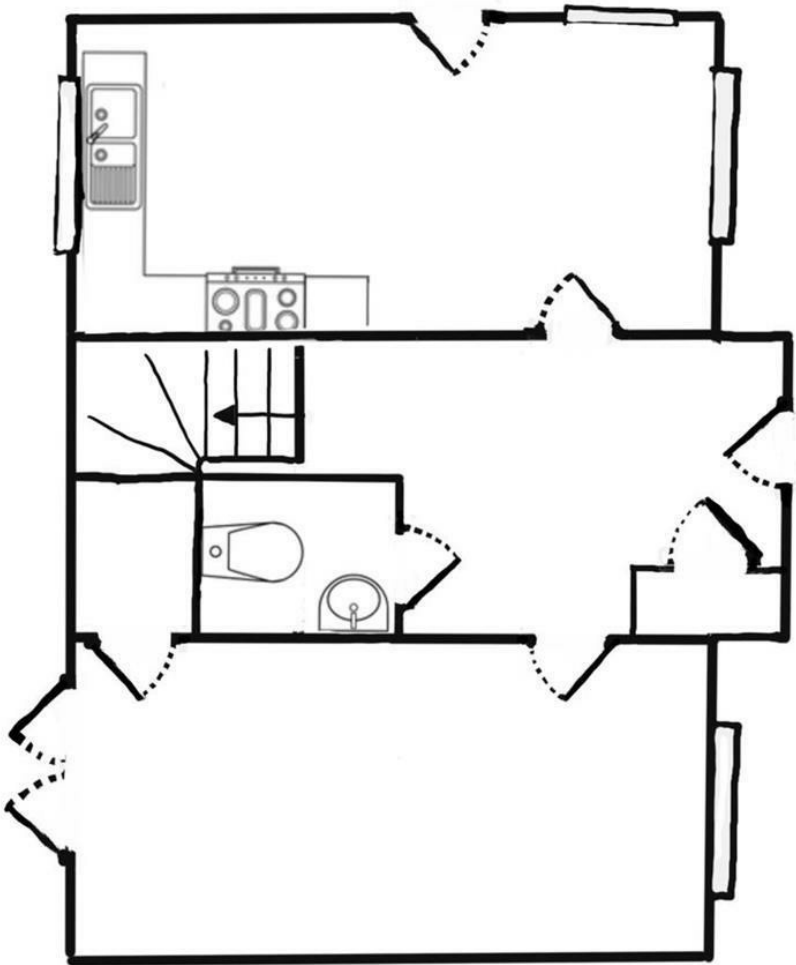
To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>


To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

#### **PROOF OF FINANCE - PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



## Christophers Estate Agents

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