

Bucklers Lane  
St. Austell  
PL25 3JN

Guide Price £135,000

- PERFECT FIRST HOME
- IDEAL INVESTMENT
- ALLOCATED PARKING SPACE
- MOVE-IN READY
- COUNCIL TAX BAND A
- DOUBLE GLAZED THROUGHOUT
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- TUCKED AWAY LOCATION
- OVER 150 YEARS REMAINING ON THE LEASE
- TWO BEDROOMS



 **Millerson**  
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 570.48 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this two-bedroom first floor apartment situated in a peaceful neighbourhood, whilst offering a tranquil retreat, it is still within walking distance to local amenities. This fantastic opportunity boasts an expansive lounge/diner, well-equipped kitchen, two inviting bedrooms and a modern bathroom, making it the perfect choice for those seeking a comfortable and convenient living space. Additional benefits also include an allocated parking space. The property is heated via wall mounted electric radiators and falls under Council Tax Band A. There is over 150 years remaining on the lease, with a service charge of £354.69 per annum. Viewings are highly recommended to appreciate all that there is to offer.

### LOCATION

This home is situated within a popular residential location and within walking distance to St Austell town centre. Amenities include general shopping, supermarket, pharmacy and dentists. A greater depth of facilities are available within the wider area of St Austell including the leisure centre at Polkyth, cinema, bowling alley, and a number of well known supermarket chains. The town also benefits from a mainline train station, linking Penzance to London Paddington. Access to the A30 is within a 20 minute drive and is the main route outside of Cornwall. Beyond St Austell town lie the sandy sheltered beaches of the south coast, the picturesque fishing villages of Mevagissey and Charlestown, and the stunning coastal walks of the Roseland Peninsula, an area of outstanding natural beauty.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE HALLWAY

Frosted double glazed door. Coving. Loft access. Smoke alarm. Built-in storage cupboard, which is housing the consumer unit. Power socket. Skirting. Carpeted flooring.

#### LOUNGE/DINER

14'5" x 12'11" (4.40m x 3.96m )  
Smoke alarms. Coving. Double glazed sash window to the front

elevation. Electric storage heater. Telephone point. Television point. Multiple power sockets. Skirting. Carpeted flooring.

#### KITCHEN

7'1" x 6'6" (2.17m x 2.00m )  
Smoke alarm. Coving. Double glazed sash window to the front elevation. A range of wall and based fitting storage units. Integrated electric oven and four ring hob with extractor hood over. Wash basin with mixer taps and drainage board. Splash-back panelling in water resistant areas. Multiple power sockets. Electric storage heater. Skirting. Vinyl flooring.

#### INNER HALLWAY

Smoke alarm. Coving. Built-in storage cupboard, which is housing the hot water cylinder. Skirting. Carpeted flooring.

#### BEDROOM ONE

13'3" x 8'9" (4.06m x 2.68m )  
Smoke alarm. Coving. Double glazed sash window to the side elevation. Built-in wardrobe space. Electric storage heater. Multiple power sockets. Television point. Skirting. Carpeted flooring.

#### BEDROOM TWO

8'6" x 6'11" (2.60m x 2.12m )  
Velux window. Smoke alarm. Coving. Built-in storage cupboard with shelving installed. Electric storage heater. Multiple power sockets. Skirting. Carpeted flooring.

#### BATHROOM

6'2" x 5'5" (1.90m x 1.66m )  
Extractor Fan. Coving. Mains fed shower over bath. Splash-back panelling throughout. Vanity wash basin with storage space underneath. Heated towel rail. W.C. Skirting. Vinyl flooring.

#### PARKING

There is allocated parking for one vehicle.

#### SERVICES

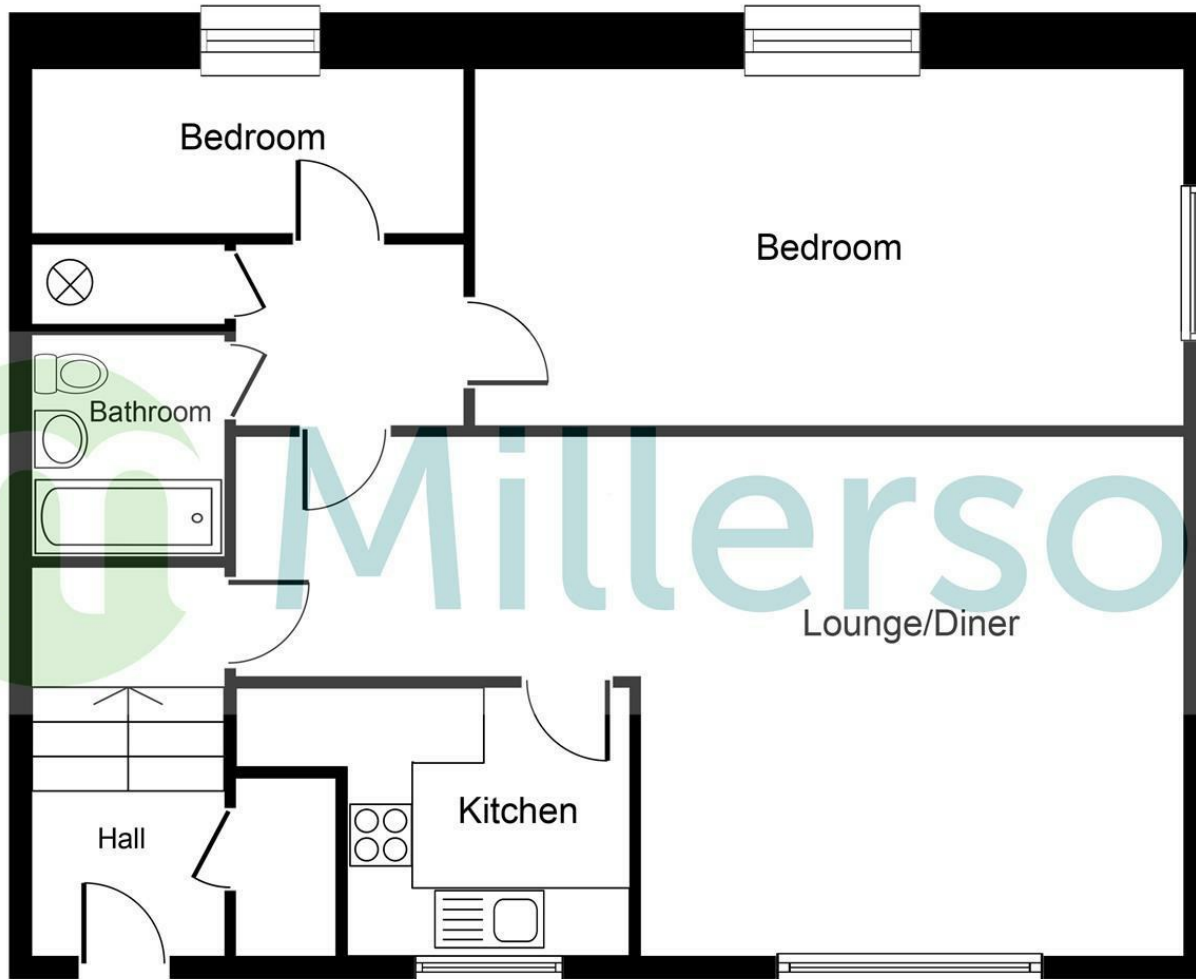
The property is connected to main electricity, water & drainage. It is heated via wall mounted electric radiators and falls under Council Tax Band A.



### TENURE

This property was granted a 156 year lease in 2022, with a service charge of £354.69 per annum.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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## Directions To Property

Whilst heading along the A390 towards Par, passing Tesco on your left-hand side. From here, take the next left turn on to Bucklers Lane, continue along the road, passing Stennack Road on your left. Then take the next right onto Hazelmere Drive, bearing to the left. You will find the property straight ahead, where a member of the team will be waiting to greet you.

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## Valuation Request



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

