



Edgcombe Road
St. Austell
PL26 8JQ

Guide Price £100,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- PERFECT FIRST HOME
- IDEAL INVESTMENT OPPORTUNITY
- 7% RENTAL YIELD
- DOUBLE GLAZING THROUGHOUT
- POPULAR VILLAGE LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- EXPECTED RENTAL INCOME £650PCM



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 602.77 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this deceptively spacious two-bedroom, first floor apartment to the market. Being situated within the popular village of Roche, this opportunity is not to be missed. The property boasts two lovely bedrooms, offering ample space for a small family, guests, or even a home office. It also comprises of an expansive reception room, perfect for relaxing or entertaining guests. The bathroom is well-appointed, offering convenience and comfort. This property is being sold within no onward chain making it an ideal home for first time buyers or those looking to enhance their property portfolio with expected earnings of £650pcm. An additional benefit, is that one allocated parking space, is included. The property is heated via wall mounted electric radiators and falls under Council Tax Band A. There is over 950 years remaining on the lease and a service charge of £45 per month. The current owners have acquired 1/7th of the freehold, which can be transferred across to the new owner. Viewings are highly recommended to appreciate all this charming property has to offer.

LOCATION

The rural village of Roche enjoys a wide range of local amenities including a primary school, public house, church, convenience stores, post office and pharmacy and is only a short drive from St Austell. Roche gets its name from a twenty metre high granite outcrop to the east of the village where the ruins of a former chapel can still be found at the summit. There is excellent access to the surrounding areas including the A30 and the town of St Austell which offers a comprehensive range of shops, entertainment and sporting facilities including a leisure centre and bowling alley.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

Fire door. Skimmed ceiling. Coving. Smoke alarm. Wall mounted consumer unit. Thermostat. Built-in storage cupboard, which houses the boiler. Entry telecom system. Radiator. Skirting. Carpeted flooring.

LOUNGE

14'4" x 11'6" (4.37m x 3.51m)

Skimmed ceiling. Coving. Two full length double glazed windows to the front aspect. Radiator. Television point. Telephone point. Skirting. Wooden flooring.

KITCHEN

9'4" x 6'2" (2.85m x 1.89m)

Skimmed ceiling. Coving. Double glazed window to the side aspect. A range of wall mounted and base fitted cupboards. Splashback tiling. Integrated electric oven and four-ring hob with extractor hood over. Wash basin with drainage board. Multiple power sockets. Skirting. Laminate flooring.

BEDROOM ONE

8'3" x 14'9" (2.52m x 4.52m)

Skimmed ceiling. Coving. Double glazed window to the side aspect. Radiator. Multiple power sockets. Skirting. Carpeted flooring.

BEDROOM TWO

11'8" x 10'9" (3.56m x 3.29m)

Skimmed ceiling. Coving. Two full length double glazed windows to the front aspect. Built-in storage cupboard, which is currently being utilised as wardrobe space. Two Radiators. Multiple power sockets. Skirting. Carpeted flooring.

BATHROOM

6'6" x 6'1" (2.00m x 1.87m)

Skimmed ceiling. Coving. Extractor fan. Splashback tiling. Mains fed shower over bath. Wash basin. Shaver point. Heated towel rail. Skirting. Vinyl flooring.

PARKING

This property benefits from having allocated parking for one vehicle, which is situated to the rear of the block.

SERVICES

This property is connected to mains water, drainage and electricity and falls under Council Tax Band A.



TENURE

Leasehold - This property has been granted a 999 year lease in 2009 with a monthly service charge of £45 which is payable to 17/19 Edgcumbe Road Management Company LTD.

AGENTS NOTES

The current owners have acquired 1/7th of the freehold, which can be transferred across into the purchasers name.





Directions To Property

Upon entering Roche from St Austell, proceed past the pub and down the hill. At the roundabout, take the first exit, shortly after this there is a lane to your left, proceed down here. Where you will find a member of the team, 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) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

