



Trevithick Road
St. Austell
PL25 4RJ

Asking Price £75,000

- NO ONWARD CHAIN
- 990 YEAR LEASE FROM 2024
- EXPANSIVE WRAP AROUND GARDENS
- AMPLE COMMUNAL ON STREET PARKING
- ONE BEDROOM GROUND FLOOR FLAT
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- CLOSE BY TO THE TOWN CENTRE
- COUNCIL TAX BAND A
- IDEAL FOR FIRST TIME BUYERS OR THOSE LOOKING FOR ONE LEVEL LIVING
- TWO PURPOSE BUILT OUT HOUSES IDEAL FOR STORAGE



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 430.55 sq ft



Property Description

Millerson Estate Agents are delighted to bring this one bedroom, ground floor flat, situated in St Austell to the market. Being sold with no onward chain this property benefits from a 990 year lease from 2024 plus having flat level access and an expansive, bigger than average, wraparound garden. The accommodation briefly comprises of a bright and airy entrance hallway with doors leading off to the bedroom, bathroom, kitchen and lounge/ diner. There is direct access from the lounge to the garden via a patio door. In the garden there is two purpose built outhouses perfect for storing bikes, BBQ's, outside furniture and the all important lawn mower. Although there is no specific parking there is ample, on street, communal spaces which are on a first come first served basis. The property would be suited to a variety of people including first time buyers, those looking for one level living and landlords looking to add to their portfolio with an estimated monthly income of £600. Viewings are highly recommended to appreciate all that there is to offer.

Location

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure center. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

The Accommodation Comprises

(All dimensions are approximate)

As you approach the property there is an outside store cupboard which would be suitable for housing the recycling bins.

UPVC double glazed door leading into:

Entrance Hallway

Skimmed ceiling. Smoke sensor. Storage coat and shoe cupboard measuring 1.56m x 0.65m with built in shelving. Doors leading to:

Kitchen

10'11" x 6'10" (3.33m x 2.09m)

Maximum measurements taken. Double glazed windows to the front and side aspects. Extractor fan. Range of wall and base fitted units with roll edge worksurfaces and stainless steel sink with drainer. Space and plumbing for washing machine, freestanding oven and fridge/freezer. Built in storage cupboard/larder which houses the meters and consumer unit. Ample power sockets. Vinyl flooring. Skirting.

Lounge / Diner

12'11" x 9'11" (3.94m x 3.03m)

Double glazed window to the side aspect. Ample power sockets. Built in storage cupboards. Night storage radiator. Broadband/Phone connection point. Carpeted flooring. Skirting. Double glazed door and side window to the rear aspect and garden.

Bathroom

8'11" x 6'9" (2.72m x 2.07m)

Maximum measurements taken. Double glazed frosted window to the front aspect. Extractor fan. Bath with Mira electric shower unit over. Assistance handle present. Wall mounted electric heater. W/C with push flush. Wash basin. Vinyl flooring. Skirting.

Bedroom

12'11" x 8'1" (3.94m x 2.47m)

Double glazed window to the rear aspect. Ample power sockets. Night storage heater. Carpeted flooring. Skirting.

Outside

The property benefits from an amazing expansive wrap around laid to lawn garden which is enclosed by timber fencing and linked directly from the patio door. There is a purpose built outhouse measuring 2.76m x 1.69m which is ideal for storage plus another purpose built outhouse situated in a row of four which measures 1.99m x 1.85m. This has a secure lock already on it.



Tenure

This flat is leasehold and there will be a 990 year lease granted from 2024 with an annual service charge of £668.16 - *The service charge is subject to annual review. The managing agent is Ocean Housing.

Parking

There is no allocated parking but ample unrestricted, on street, communal parking near by.

Services

The property is connected to mains water, electricity and drainage and is heated via night storage heaters throughout. The property falls within Council Tax Band A.

Directions

From the railway station ascend the hill and at the first mini roundabout turn right before taking a left hand turn at the next mini roundabout onto Alexandra Road. Descend the hill and shortly before the bottom take the right hand turn into Trevithick Road where the property will be located on your right hand side and clearly identifiable by a round Millerson For Sale board. A member of the team will be there to meet you.





Directions To Property

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Valuation Request



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

