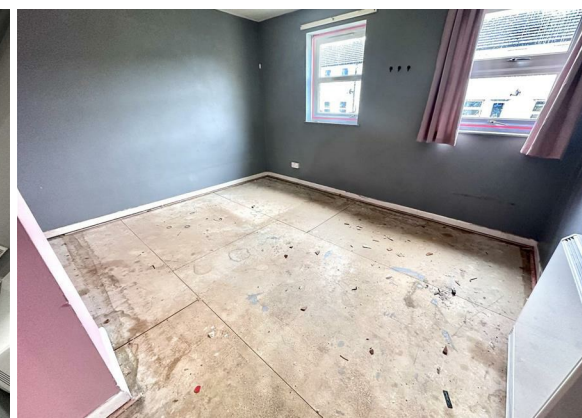


Parklands
St. Austell
PL26 7YR

Price Guide £160,000

- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- TWO DOUBLE BEDROOMS
- POPULAR RESIDENTIAL AREA
- GREAT INVESTMENT OPPORTUNITY
- ENCLOSED REAR GARDEN
- DOUBLE GLAZING THROUGHOUT
- COUNCIL TAX BAND A
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 861.00 sq ft



Property Description

Millerson Estate Agents are pleased to bring this two bedroom mid-terraced property to the market, situated in the village of Nanpean. In need of modernisation and renovation throughout, this home would make an ideal first time buyer property or as a great addition to an investment portfolio with expected earnings of approximately £850pcm. The accommodation briefly comprises of an airy entrance hallway with doors leading off to the lounge and kitchen, with the upstairs offering two double bedroom, the family bathroom and a separate W.C. This home benefits from being sold with no onward chain and boasts a spacious and enclosed garden to the rear. The property provides double glazing throughout and is heater via electric panel radiators. This property falls under Council Tax Band A. Viewings are advised to appreciate the potential this property holds.

Location

Situated in Nanpean, this property is only a short journey away from local amenities including a range of takeaways, convenience stores and a primary school. St Austell is a 15 minute drive away and is home to the railway and bus station. You'll also find a leisure centre, a wider range of primary and secondary schools and a wide variety of pubs, restaurants and bistros. Heading away from St Austell, you will find sandy beaches on both the north and south coasts as well as attractions such as the Lost Gardens of Heligan and the world renowned Eden Project.

The Accommodation Comprises

All dimensions are approximate.

Entrance Hall

Double glazed window to the front aspect. Under stair storage. Night storage heater. Plug sockets. Broadband point. Skirting. Carpeted flooring. Stairs to first floor. Doors leading to:

Lounge

15'3" x 11'4" (4.66m x 3.46m)

Two double glazed windows to the rear aspect. Smoke sensor. Night storage heater. Ample plug sockets. TV point. Skirting.

Kitchen

11'2" x 8'9" (3.42m x 2.67m)

Double glazed window to the rear aspect. Extractor fan. A range of wall and base fitted units with roll top work surfaces. Space and plumbing for freestanding cooker, fridge freezer and washing machine. Sink with drainer. Tiling around stain sensitive areas. Night storage heater. Ample plug sockets. Vinyl flooring.

Store Room

7'1" x 5'10" (2.18m x 1.79m)

Consumer unit housed.

First Floor

Double glazed window to the front aspect. Loft access. Smoke sensor. Two storage cupboards, one of which houses the hot water tank. Night storage heater. Plug socket. Skirting. Carpeted flooring. Doors leading to:

Bedroom One

12'9" x 11'4" (3.89m x 3.46m)

Two double glazed windows to the rear aspect. Night storage heater. Plug sockets. Skirting.

Bedroom Two

11'7" x 11'6" (3.54m x 3.52m)

Two double glazed windows to the rear aspect. Night storage heater. Plug sockets. Skirting.

Bathroom

5'9" x 5'9" (1.77m x 1.76m)

Frosted double glazed window to the front aspect. Extractor fan. Bath. Wash basin. Heated towel rail. Skirting. Laminate flooring.

Separate WC

5'5" x 2'8" (1.67m x 0.83m)

Frosted double glazed window to the front aspect. WC with push flush. Skirting. Laminate flooring.

Outside

To the front- Hardstanding path leading to the front door. Storage cupboard housing consumer unit and electric meter.

To the rear- Enclosed low maintenance garden. Gate leading to a shared pedestrian pathway.

Parking

Ample communal parking is available close by.

Tenure

Freehold with an annual Service Charge of £199.68 payable to Ocean Housing - *The service charge is subject to annual review.

Services

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

Material Information

Verified Material Information

Council tax band: A

Council tax annual charge: £1561.69 a year (£130.14 a month)

Tenure: Freehold

Property type: House



Property construction: Standard form
Number and types of room: 2 bedrooms, 1 bathroom, 1 reception
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: None
Heating features: Night storage
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Great, EE - Excellent
Parking: On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: Yes: Access is via a shared pedestrian pathway
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Directions To Property

Coming from Foxhole, continue along the B3279 along Fore Street and around past Nanpean garage. Then take next left on to Parklands, keep following this road along taking the next available left turn. You will enter a communal parking area and the property will be situated on your left hand side and clearly visible with a round Millerson 'For Sale' board.



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Valuation Request



Scan me!

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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