



Moorland Road

St. Austell

PL25 5BS

Offers In Excess Of  
£170,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SOUTH FACING REAR GARDEN
- WITHIN WALKING DISTANCE TO TOWN CENTRE
- COUNCIL TAX BAND B
- PERFECT FIRST HOME
- DOUBLE GLAZING THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- IDEAL INVESTMENT
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 925.69 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this deceptively spacious, two-bedroom mid-terrace property to the market. Being situated within the heart of St Austell Town Centre it is within walking distance to local amenities, schools and transport links. The property is being sold with no onward chain, making it an ideal home for first time buyers or those looking to enhance their property portfolio with expected earnings of £800pcm and a rental yield of 5.33%. In brief, the property comprises of a bright and airy entrance hallway. Doors leading off to an well-equipped kitchen and expansive lounge/diner, perfect for relaxing or entertaining guests. On the first floor, you will find two double bedrooms and family bathroom. Externally, this property benefits from having a south enclosed rear garden, ideal for a spot of Al Fresco dining while enjoying the Cornish sunshine. The property is connected to mains electricity, water, and drainage and falls within Council Tax Band B. The heating is distributed via mains fed gas radiators. Viewings are highly recommended to appreciate all this property has 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.

### ACCOMMODATION COMPRISES

(ALL MEASUREMENTS ARE APPROXIMATE)

### GROUND FLOOR

Frosted double glazed front door.

### ENTRANCE HALLWAY

Skimmed ceiling. Smoke alarm. Consumer unit. Radiator. Plug socket. Built-in LED lighting. Skirting. Wooden flooring. Door leading to:

### LOUNGE/DINER

22'9" x 10'8" (6.94m x 3.27m )

Skimmed ceiling. Dual aspect double glazed windows. Two fireplaces, currently housing electric-style fires, with potential to install a log burner, subject to relevant planning permissions. Under-stairs storage cupboard. Two radiators. Television point. Telephone point. Multiple plug sockets. Skirting. Carpeted/Wooden flooring.

### KITCHEN

11'11" x 6'9" (3.64m x 2.07m )

Skimmed ceiling. Spotlights. A range of wall and base mounted cupboards. Integrated electric eye-level oven and grill, fridge and freezer. Gas hob with extractor hood over. Wash basin with drainage board. Multiple plug sockets. Splash-back tiling. Space and planning for a washing machine. Skirting. Tiled flooring. Door leading to rear garden.

### FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Loft access. Two built-in storage cupboards, one of which houses the boiler. Radiator. Skirting. Carpeted flooring. Doors leading to:

### BEDROOM ONE

14'5" x 10'9" (4.40m x 3.30m )

Skimmed ceiling. Double glazed window to the front aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

### BEDROOM TWO

12'4" x 8'4" (3.76m x 2.55m )

Skimmed ceiling. Double glazed window to the rear aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

### BATHROOM

7'11" x 7'2" (2.42m x 2.19m )

Skimmed ceiling. Spotlights. Frosted double glazed window to the rear. Shower cubicle, which houses an electric shower. Bath. Wash basin. Splash-back tiling. Heated towel rail. W.C. Skirting. Vinyl flooring.

### OUTSIDE

To the front of the property, there is an enclosed courtyard, with a pathway leading to the front door.

To the rear of the property, a enclosed, south facing rear garden can be found. It has been mainly laid to lawn and has been stocked with an array of mature foliage. Ideal for a spot of Al Fresco dining while enjoying the Cornish sunshine.

### PARKING

There is no allocated parking with this property. On-street parking can be found close by.

### SERVICES

This property is connect to mains gas, electricity, water and drainage and falls within Council Tax Band B.. The heating is distributed via gas fed radiators.

### AGENTS NOTES

Please note that there is a right of way across the rear of property, for neighbouring properties.

### MATERIAL INFORMATION



#### Verified Material Information

Council tax annual charge: £1727.74 a year (£143.98 a month)

Property construction: Standard form

Solar Panels: No

Other electricity sources: No

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: Yes: Communal gates between properties at the rear

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

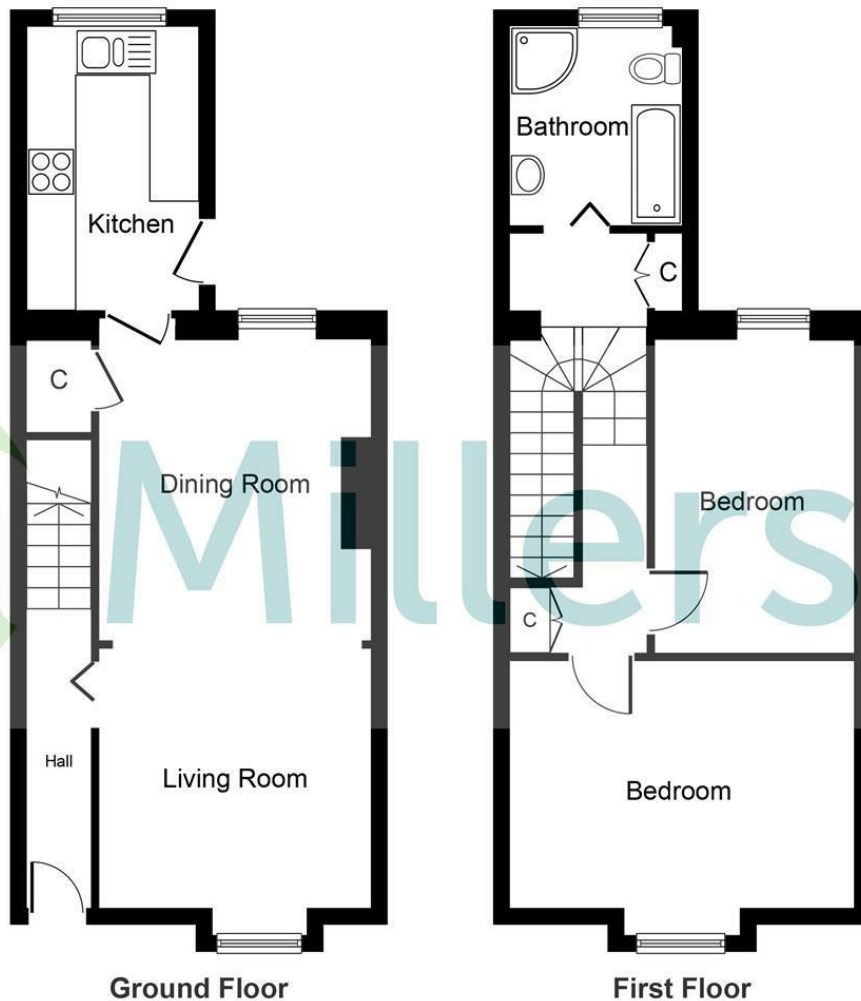
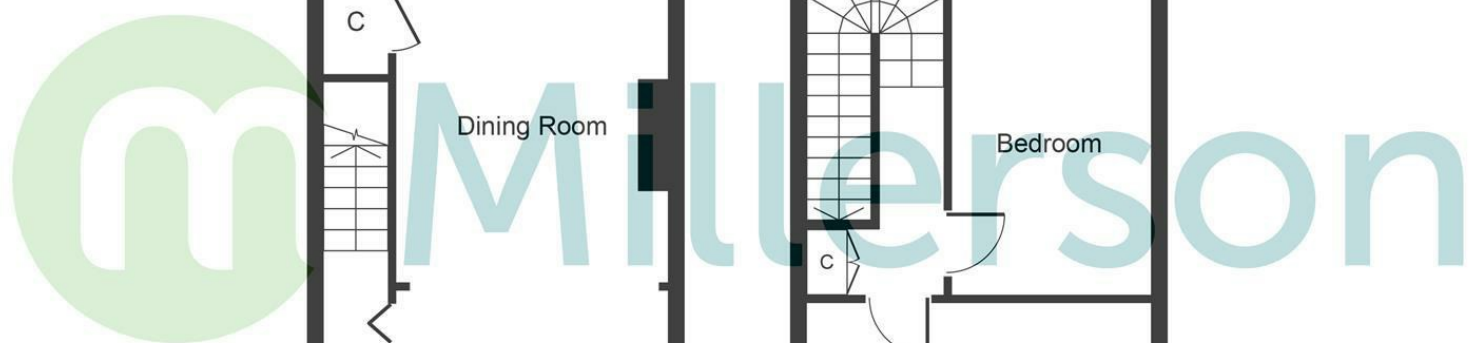
Coal mining area: No

Non-coal mining area: Yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.





Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
 Copyright V360 Ltd 2024 | www.houseviz.com

## Directions To Property

Enter St Austell along the A390 from Truro and as one descends the hill bear left into Truro Road, at the Green, and travel along the B3274. Continue straight across at the traffic lights and at the next set of traffic lights turn right onto Bridge Road continue around the bend passing the Co Op. The property will be shortly located on your left hand side, a member of the team will be waiting outside to greet you.

## Contact Us

Millerson Estate Agents  
 5-6 Market Street  
 St Austell  
 Cornwall  
 PL25 4BB  
 E: st.austell@millerson.com  
 T: 01726 72289  
 www.millerson.com

Scan QR For Material Information



Scan me!

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(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	

