



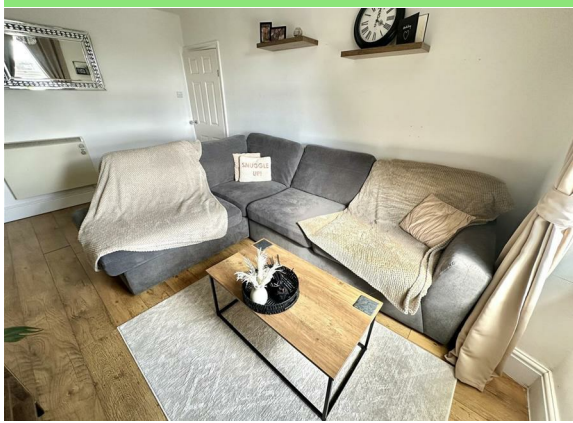
Little Treviscoe

St. Austell

PL26 7QN

Asking Price £160,000

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- VILLAGE LOCATION
  - LONG LEASE
- ENCLOSED GARDEN
  - PETS ALLOWED
- ALLOCATED PARKING SPACE
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 678.00 sq ft



### Property Description

Millerson Estate Agents are thrilled to bring to the market this three bedroom, first floor flat located in Little Treviscoe. Benefitting from a long lease and no onward chain, the property comprises of its own entrance to the front of the building, three double bedrooms, kitchen, lounge and bathroom whilst outside offers a parking space and a garden area. The property is connected to mains electricity, water and drainage and falls under Council Tax Band A. There is an annual ground rent payable of £25 and an annual service charge of £926.36 which includes building insurance. Viewings are strictly by appointment only and are highly recommended to appreciate all that this property has to offer.

### Location

Little Treviscoe is a small village located south of St Dennis. The property is set back from the road, and is centrally located to the village centre and perfect for Cornish countryside walks. Little Treviscoe is also convenient for the A30 being just 3 miles away and the village of St Stephens which hosts a large range of local amenities including pharmacy, two local stores, health centre, public house and Primary school and the Secondary Brannell School, with the main town of St Austell, 8 miles away, which hosts an extensive range of retail opportunities, supermarkets and a main railway line station.

### The Accommodation Comprises

All dimensions are approximate.

### Entrance Porch

Tiled geometric flooring. Door leading into the

### Entrance Hall

Laminate flooring. Stairs leading up to the

### Landing

Smoke sensor. Access into boarded loft with the additional advantages of a pull down ladder and also lighting. Skirting. Carpeted flooring. Doors leading to:

### Kitchen

11'10" x 7'9" (3.63m x 2.38m)

Double glazed window to the rear aspect. Skimmed ceiling. Coving. Smoke sensor. Recessed spotlights. A range of wall and base fitted units with roll top work surfaces. Integrated wine cooler, oven and hob with extractor over. Space and plumbing for freestanding fridge freezer and washing machine. Sink and half with drainer and mixer tap. Tiling around stain sensitive areas. Ample plug sockets. Skirting. Tiled flooring.

### Living Room

14'10" x 9'8" (4.54m x 2.97m)

Double glazed window to the front aspect. Skimmed ceiling. Built in storage cupboard. Wall mounted electric panel heater. Ample plug sockets. Broadband point. Skirting. Laminate flooring.

### Bedroom One

15'5" x 10'2" (4.71m x 3.11)

Double glazed window to the front aspect. Skimmed ceiling. Coving. Recessed spotlights. Built in storage cupboard. Ample plug sockets. TV and broadband point. Skirting. Carpeted flooring.

### Bedroom Two

11'9" x 7'1" (3.59m x 2.18m)

Double glazed window to the front aspect. Skimmed ceiling. Wall mounted electric panel heater. Plug sockets. TV point. Plug sockets. Skirting. Laminate flooring.

### Dining Room

9'10" x 7'9" (3.01m x 2.38m)

Double glazed window to the side aspect. Skimmed ceiling. Coving. Ample plug sockets. Broadband point. Skirting. Laminate flooring.

### Bathroom

9'1" x 6'6" (2.78m x 2.00m)

Two double glazed windows to the rear aspect - one of which is frosted. Skimmed ceiling. Recessed spotlights. Bath with electric Triton shower over. Wash basin with mixer tap. WC with push flush. Cupboard housing hot water tank. Heated towel rail. Tiling around water sensitive areas. Vinyl flooring.

### Outside

Hardstanding parking for one vehicle to the front of the property. Steps leading up to the front door.

There is a low maintenance garden to the side of the property. Please note, the downstairs flat have right of way through the garden to access their property.

### Parking

There is off road parking for one vehicle. On street parking can also be found.

### Lease Details

A lease of 999 years was granted in 2001 meaning there is 976 years remaining. There is an annual ground rent payable of £25 and an annual service charge of £926.36 which includes building insurance - these are subject to annual review.

### Agents Note

Please note that the ground floor flat have right of way through the garden to access their property.

The freehold of the property is also available to purchase should someone wish to take it on.



## Material Information

### Verified Material Information

Council tax annual charge: £1821.97 a year (£151.83 a month)  
Tenure: Leasehold  
Property construction: Standard form  
Solar Panels: No  
Other electricity sources: No  
Broadband: FTTP (Fibre to the Premises)  
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: Ground floor flat have access to their property through garden  
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

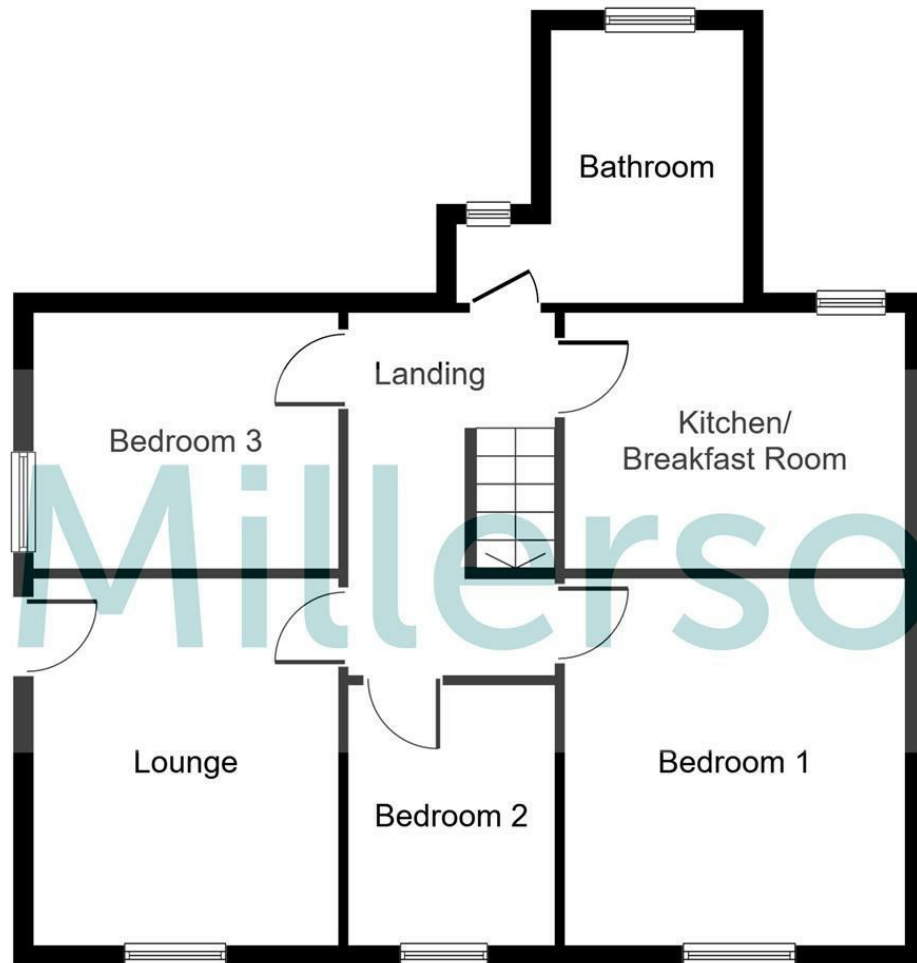
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

## Services

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



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.

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## Directions To Property

Leaving St Austell on the A390 towards Truro. After the round-a-bouts for Mevagissey, take the first main turning on your right as sign posted towards Newquay. Stay on this road for a few miles, passing through the village of Trewoon and the hamlets of Lanjeth and High Street. Proceed into the village of St Stephen and shortly after the Peugeot garage, take a right turn passing the church and proceed on this road until reaching *Step-a-Side*. Turn left here and

## Contact Us

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>		52	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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