



**Boldventure Road
St. Austell
PL25 3DX**

Guide Price £140,000

- NO ONWARD CHAIN
- WRAP-AROUND GARDENS
- MODERNISATION REQUIRED
- TWO DOUBLE BEDROOMS
- PERFECT FIRST HOME
- IDEAL INVESTMENT
- WALKING DISTANCE TO AMENITIES
- SCOPE TO CREATE OFF-ROAD PARKING
- CONNECTED TO ALL MAINS SERVICES
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 753.47 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this two-bedroom, semi-detached home to the market. Being nestled in the heart of St Austell, this house is within walking distance to local amenities and transport links. In brief, the ground floor comprises of a light and airy entrance hallway with doors leading to an expansive lounge, ideal for relaxing or entertaining guests. From here you will find a well-equipped kitchen/diner, offering a perfect space for culinary enthusiasts. On the first floor, there is a well-appointed bathroom as well as two double bedrooms. Externally, this property benefits from having a delightful enclosed rear garden, which has been mainly laid to lawn. Additional benefits included two concrete outbuildings as well as front garden which holds scope to create off-road parking. The property is connected to mains electricity, water, gas and drainage. It is heated via gas fired radiators and falls within Council Tax Band C. This property is being sold with no onward chain and vacant possession. In need of renovation throughout, 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.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

uPVC door. Skimmed ceiling. Smoke alarm. Double glazed window to the side aspect. Radiator. Skirting. Exposed flooring.

LOUNGE

14'6" x 11'4" (4.42m x 3.47m)
Skimmed ceiling. Double glazed window to the front aspect. Fireplace. Multiple plug sockets. Television point. Telephone point. Radiator. Skirting. Exposed flooring.

KITCHEN/DINER

17'10" x 9'4" (5.44m x 2.85m)
Skimmed ceiling. Smoke alarm. Carbon monoxide alarm. Two double glazed windows to the rear aspect. Four built-in storage cupboards, one of which houses the consumer unit and Baxi combination boiler. Wash basin with drainage board. Space for an oven, dishwasher, washing machine, fridge and freezer. Multiple plug sockets. Radiator. Skirting. Vinyl flooring.

FIRST FLOOR LANDING

Smoke alarm. Skimmed ceiling. Loft access. Double glazed window to the side aspect. Radiator. Skirting. Exposed wooden floorboards.

BEDROOM ONE

14'5" x 9'1" (4.41m x 2.78m)
Skimmed ceiling. Two double glazed windows to the front aspect. Three built-in storage cupboards. Radiator. Multiple plug sockets. Skirting. Exposed wooden floorboards.

BEDROOM TWO

11'1" x 9'4" (3.39m x 2.87m)
Skimmed ceiling. Double glazed window to the rear aspect. Built-in wardrobe space. Radiator. Multiple plug sockets. Skirting. Exposed wooden floorboards.

BATHROOM

6'3" x 5'1" (1.91m x 1.57m)
Skimmed ceiling. Extractor fan. Double glazed window to the rear aspect. Splash-back panelling throughout. Bath. Radiator. Wash basin. W.C. Skirting. Vinyl flooring.

OUTSIDE

This property is accessed via a pedestrian footpath and benefits from an enclosed laid to lawn front garden which could be created into off-road parking, subject to the relevant planning permissions. There is also a concrete pathway leading to the front and side access.

To the rear of the property you will find an enclosed rear garden, which has been mainly laid to lawn.

OUTBUILDING ONE

5'11" x 4'11" (1.82m x 1.52m)

OUTBUILDING TWO

7'9" x 6'0" (2.38m x 1.83m)

PARKING

This property has potential to create off road parking, subject to the relevant planning permissions. Ample on-street parking can be found close by.

SERVICES

This property is connected to mains electricity, water, drainage and gas. It also falls within Council Tax Band C.

AGENTS NOTES

Annual Service Charge of £147.36 - *The service charge is subject to annual review.

MATERIAL INFORMATION

Verified Material Information

Council tax band: A

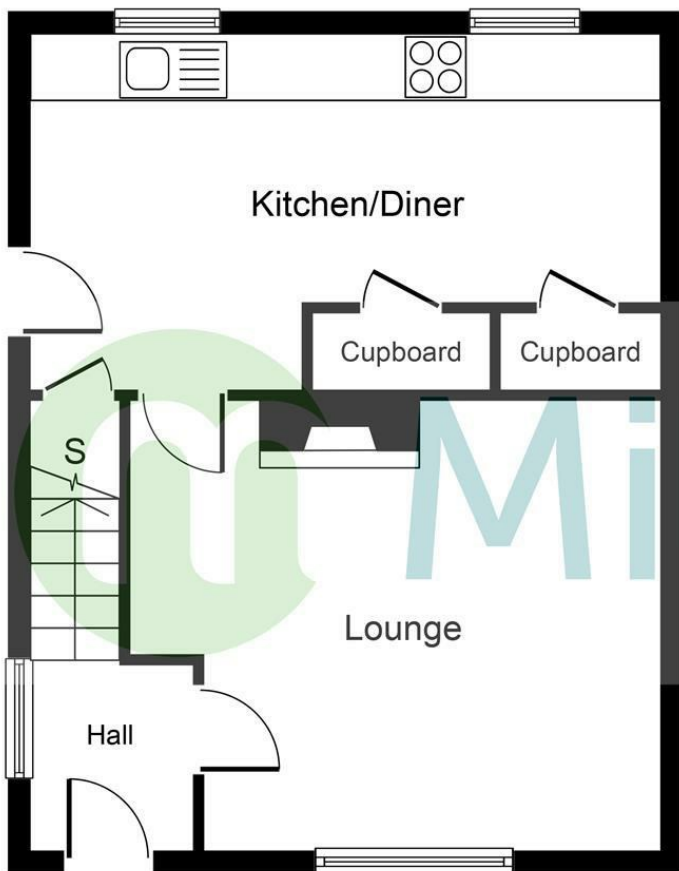


Council tax annual charge: £1561.69 a year (£130.14 a month)
Tenure: Freehold
Property type: House
Property construction: Standard form
Number and types of room: 2 bedrooms, 1 bathroom, 1 reception
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, 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: No
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: C

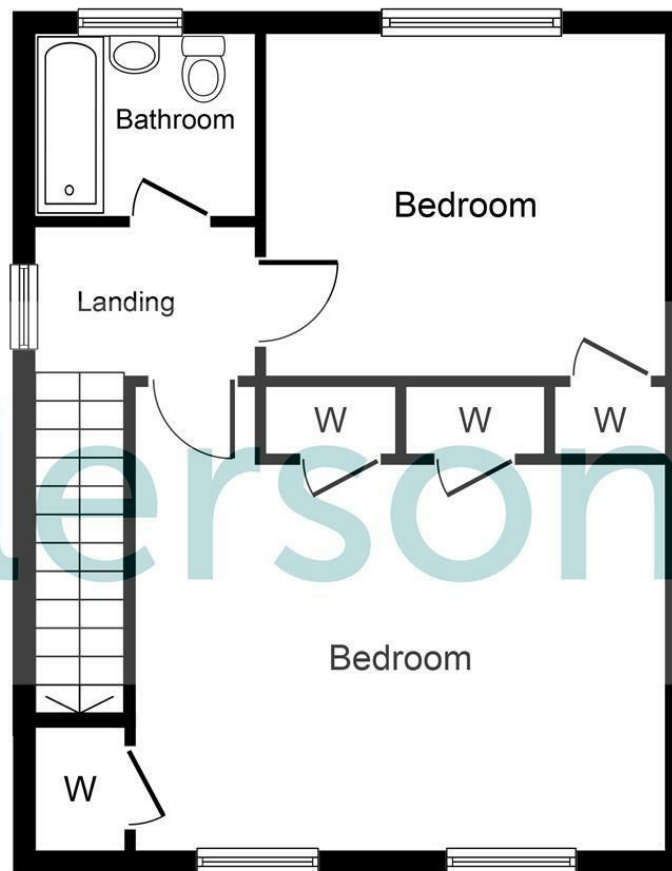
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

Passing Sandy Hill School on your left. At the roundabout go straight over, then at the traffic lights continue straight until you reach the Bethel double roundabout. Here take the first left hand exit and continue until you reach the next double roundabout - head over and to the right on to Boscoppa Road and then right again on to Boldventure Road where the property will be located on your left and clearly identifiable with a round FOR SALE Millerson board.

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