



Woodland Close

St. Austell

PL25 4RH

Asking Price £80,000

- CASH BUYERS ONLY
- NO ONWARD CHAIN
- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- FRONT AND REAR GARDEN
- MODERNISATION REQUIRED
- WALKING DISTANCE TO TOWN CENTRE
- COUNCIL TAX BAND A
- 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 this spacious, ground floor two bedroom apartment, situated near to Mount Charles in St Austell, to the market. This property is available to cash buyers only due to its Cornish unit construction. The property benefits from being sold with no onward chain and has good sized rooms throughout as well as ample outside garden space. The accommodation briefly comprises of a bright and airy entrance hallway which leads into a lounge/diner, kitchen, two double bedrooms and bathroom. Outside benefits from a laid to lawn front garden and rear garden along with a useful outbuilding. There is no specific parking for the apartment however there is currently unrestricted, on street parking close by. This home would make an ideal first home or for a landlord looking to add to their property portfolio with expected earnings of approximately £750pcm. It is to mains electricity, water and drainage and falls within Council Tax Band A. 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 centre. 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)

### Entrance Hall

Smoke sensor. Loft access. Cupboard housing hot water tank.

### Living Room

14'9" x 14'9" (4.52m x 4.52m)

Three double glazed windows to the front aspect. Wall mounted electric radiator. Ample plug sockets. Skirting. Carpeted flooring.

### Kitchen

12'3" x 9'9" (3.74m x 2.98m)

Double glazed window to the rear aspect. Consumer unit and electric meter housed. A range of wall and base fitted units with roll top work surfaces. Space and plumbing for fridge freezer, washing machine and cooker. Sink with drainer. Built in storage cupboard. Tiling around stain sensitive areas. Ample plug sockets. Vinyl flooring. Door leading out to the rear garden.

### Bedroom One

11'11" x 11'1" (3.64m x 3.40m)

Double glazed window to the front aspect. Ample plug sockets. Skirting. Carpeted flooring.

### Bedroom Two

11'1" x 10'9" (3.38m x 3.30)

Double glazed window to the rear aspect. Built in storage cupboard. Wall mounted electric heater. Plug sockets. Skirting. Carpeted flooring.

### Bathroom

5'6" x 5'2" (1.69m x 1.59)

Double glazed frosted window to the rear aspect. Extractor fan, Bath with electric shower over. Wash basin. WC with push flush. Tiling around water sensitive areas. Electric night storage heater. Vinyl flooring.

### Outside

To the front- Enclosed, laid to lawn garden with a hard standing path leading to front door.

To the rear- Laid to lawn garden with a useful outbuilding ideal for storing garden equipment.

### Tenure

A 990 year lease will be granted upon completion.

There is an annual service charge on the property of £128.16 which includes grounds maintenance, management fees & insurance. The management agent is Ocean Housing

\*The Service charge subject to annual review.

### Services

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

### Agents Note

Please note that the upstairs property has access to a shared pathway which provides them access to their garden and outbuilding.

### Material Information

Verified Material Information

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

Tenure: Leasehold

Lease length: 990 years remaining (990 years from 2024)

Service charge: £128.16

Property type: Flat

Property construction: Un-improved Cornish Unit

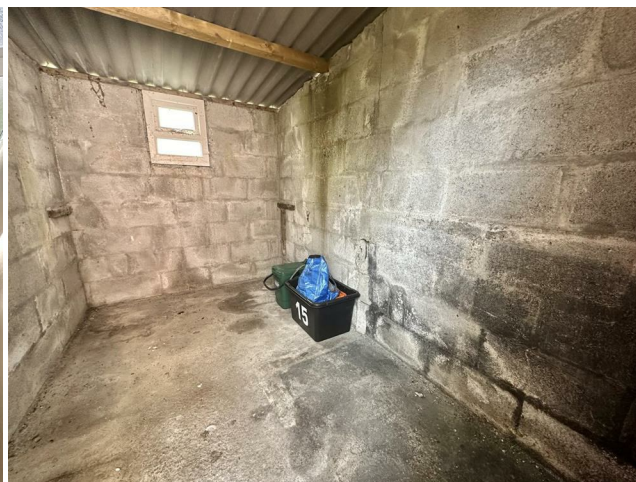
Electricity supply: Mains electricity

Solar Panels: No



Water supply: Mains water supply  
Sewerage: Mains  
Heating features: Night storage  
Broadband: FTTP (Fibre to the Premises)  
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: Yes: Shared access pathway for upstairs flat  
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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## Directions To Property

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, continue along and take the 3rd road on your left which will be Woodland Close. The property will then be located on your left hand side and clearly identifiable by a round Millerson For Sale board. A member of the team will be there

## Contact Us

Millerson Estate Agents

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St Austell

Cornwall

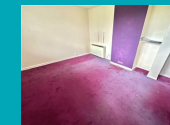
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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