



Trevithick Road

St. Austell

PL25 4RJ

Guide Price £70,000

- NO ONWARD CHAIN
- 990 YEAR LEASE GRANTED UPON COMPLETION
- PERFECT FIRST HOME
- IDEAL INVESTMENT WITH AN EXPECTED RENTAL YIELD OF 9.33%
- REAR GARDEN WITH EXTERNAL STORAGE SHED
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
  - COUNCIL TAX BAND A
- MODERNISATION REQUIRED
- DOUBLE GLAZED THROUGHOUT
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 462.84 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to market this one-bedroom ground floor flat which is situated in the heart of St Austell. It is within walking distance of local amenities 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 £600pcm equating to a rental yield of 9.33%. This property could benefit from some modernisation. In brief the accommodation comprises of a spacious bedroom, cosy lounge, well-equipped kitchen and wet room. The property is heated via wall mounted electric radiators and falls under Council Tax Band A. The property will have a 990-year lease granted upon completion. A service charge of £668.18 is payable yearly to Ocean Housing. Viewings are highly recommended to appreciate all this property has 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 center. 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.

### STORM PORCH

Storage cupboard (1.18m x 0.51m) which has power connected. uPVC double glazed door leading to:

### ENTRANCE HALLWAY

Skimmed ceiling. Smoke alarm. Carbon monoxide alarm. Two built-in storage cupboards, one of which houses the hot water cylinder. Electric storage heater. Skirting. Vinyl flooring.

### LOUNGE

12'11" x 9'11" (3.94m x 3.03m )

Skimmed ceiling. Dual aspect double glazed windows to the front and side aspect. Electric fire. Electric storage heater. Multiple plug sockets. Television point. Skirting. Exposed flooring.

### KITCHEN

12'11" x 5'8" (3.94m x 1.74m )

Skimmed ceiling. Extractor fan. Double glazed window to the rear aspect. Consumer unit. A range of wall and based fitted storage cupboards. Space for an electric oven, washing machine, dishwasher, fridge and freezer. Splash-back tiling. Stainless steel wash basin with drainage board. Multiple plug sockets. Skirting. Vinyl flooring.

### BEDROOM

12'11" x 8'0" (3.94m x 2.45m )

Skimmed ceiling. Double glazed window to the front aspect. Electric storage heater. Multiple plug sockets. Skirting. Exposed flooring.

### WETROOM

8'10" x 5'0" (2.71m x 1.53m )

Skimmed ceiling. Extractor fan. Frosted double glazed window to the rear aspect. Splash-back panelling. Electric shower. Wash basin. W.C. Vinyl flooring.

### OUTSIDE

This property benefits from having a expansive rear garden which is in need of some care and attention.

### STORAGE SHED

6'7" x 6'1" (2.02m x 1.86m )

### PARKING

This property benefits from having communal parking, which operates on a first come, first serve basis.

### SERVICES

This property is connected to mains electricity, water and drainage. The heating is distributed via electric storage heaters and falls under Council Tax Band A.

### TENURE

There is an annual service charge on the property of £668.16 which includes grounds maintenance, management fees & insurance. The



management agent is Ocean Housing  
\*The Service charge 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)

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: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

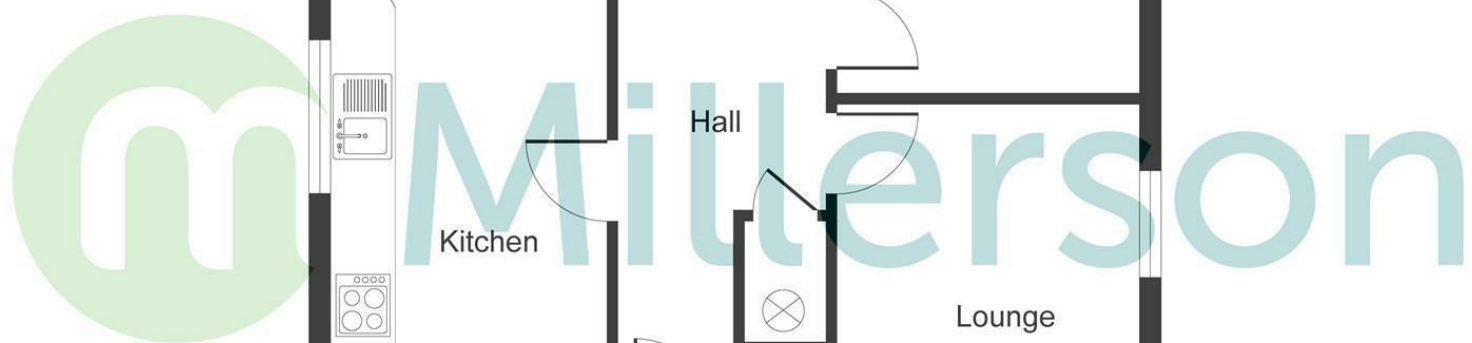
Non-coal mining area: Yes

Energy Performance rating: F

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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

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 where the property will be located on your right hand side and clearly identifiable by a round Millerson For Sale board. A member of the team will be there to meet you.

## Contact Us

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	30	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

