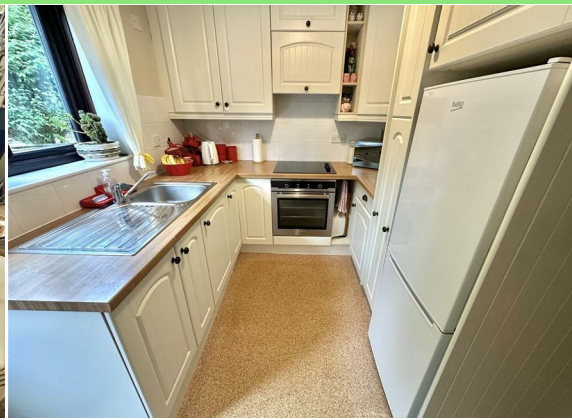




Penwithick Park
Penwithick
St. Austell
PL26 8XZ

Asking Price £185,000

- POPULAR RESIDENTIAL AREA
 - FLAT AND LEVEL PLOT
 - USEFUL GARDEN ROOM
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO LOCAL AMENITIES
- COUNCIL TAX BAND B
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 538.00 sq ft



Property Description

Millerson Estate Agents are pleased to market this two bedroom, semi-detached bungalow, located within a popular residential area in the village of Penwithick. Internally, the property benefits from two bedrooms, a spacious living room, kitchen, bathroom and conservatory whilst outside provides off road parking for multiple vehicles, low maintenance gardens and a useful home office / garden room. The property is heated via night storage heaters and falls under Council Tax Band B. Viewings are strictly by appointment only and are highly recommended to appreciate all that this property has to offer.

Location

Set within a quiet and popular residential area in the village of Penwithick, located just outside of St Austell. Local amenities including a shop, takeaways, a social club and a park are all within walking distance whilst St Austell is less than three miles away. St Austell is home to a wider range of amenities and benefits from a cinema and bowling alley, numerous public houses and bistros, public parks, leisure centre and schools. Further afield lie the picturesque harbours of Charlestown and Mevagissey, the fabulous coastal walks of the Roseland Peninsula and the delightful gardens at Heligan.

The Accommodation Comprises

All dimensions are approximate.

Entrance Hall

Modern consumer unit housed. Plug sockets. Carpeted flooring. Skirting. Door leading into the

Living Room

16'2" x 10'4" (4.93m x 3.15m)

Double glazed window to the front aspect. Coving. Electric night storage heater. TV and broadband point. Ample plug sockets. Skirting. Carpeted flooring.

Kitchen

9'10" x 8'3" (3.02m x 2.54m)

Double glazed window to the side aspect. A range of wall and base fitted units with roll top work surfaces. Integrated four ring electric hob and oven. Space for freestanding fridge freezer. Washing machine. Sink with drainer and mixer tap. Tiling around sensitive areas. Ample plug sockets. Vinyl flooring. Door leading out to the driveway.

Inner Hall

Loft access benefitting from a pull down ladder and lighting. Dri-master. Electric night storage heater. Cupboard housing hot water tank. Plug sockets. Skirting. Carpeted flooring. Doors leading to:

Bedroom One

10'5" x 9'1" (3.18m x 2.78m)

Built in wardrobes. Ample plug sockets. Skirting. Carpeted flooring. Door leading into the conservatory.

Bedroom Two

8'10" x 8'5" (2.70m x 2.59m)

Double glazed window to the rear aspect. Skimmed ceiling. Ample plug sockets. Tv point. Skirting. Carpeted flooring.

Conseatory

9'9" x 9'4" (2.98m x 2.87m)

Carpeted flooring. Sliding door leading out to the rear garden.

Bathroom

6'0" x 5'5" (1.84m x 1.67m)

Frosted double glazed window to the side aspect. Extractor fan. Bath with MIRA electric shower over. Wash basin. WC with push flush. Shaver point. Tiled throughout. Vinyl flooring.

Outside

To the front- Laid to lawn area. Off road parking for multiple vehicles.

To the rear- Low maintenance south facing garden. Timber shed. Access into the garden room.

Garden Room / Home Office

18'9" x 8'10" (5.73m x 2.71m)

Previously the garage. Double glazed window to the rear aspect. Skimmed ceiling. Consumer unit. Ample plug sockets some of which benefit from USB points. Broadband connection. Skirting. Vinyl flooring.

Parking

There is off road parking for multiple vehicles in addition to ample on street parking.

Services

The property falls under Council Tax Band B and is connected to mains electricity, water and drainage. The property is heated via wall mounted electric night storage heaters.



Material Information

Verified Material Information

Council tax annual charge: £1821.97 a year (£151.83 a month)

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only

Broadband: FTTP (Fibre to the Premises)

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

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

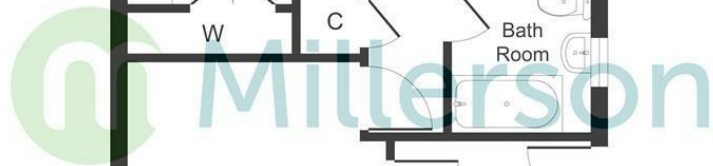
Non-coal mining area: Yes

Energy Performance rating: D

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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.





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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

Upon entering the village from St Austell, proceed past the local Fish and Chip shop which can be found on your left hand side.

Take the next turning to the right, down Hallaze Road and continue along this road and past the park. Take the turning into Penwithick Park and follow the road. Take the second right and then immediately left. The property will shortly be located on your left hand side and identifiable by a round Millerson For Sale sign.

Contact Us

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