



Tewington Place

St. Austell

PL25 5NW

Asking Price £160,000

- NO ONWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS
- GOOD SIZED ROOMS THROUGHOUT
- SPACIOUS REAR GARDEN
 - OFF ROAD PARKING
- CONNECTED TO ALL MAINS SERVICES
- COUNCIL TAX BAND A
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 968.00 sq ft



Property Description

Millerson Estate Agents are pleased to bring to the market this three bedroom semi detached home situated within a popular residential area. In need of renovation throughout, this property would suit first time buyers or those looking to put their own stamp on a property. In brief, the property comprises of a sizeable living room, kitchen/diner and rear porch on the ground floor, followed by three bedrooms and a wet room on the first floor. There is a spacious rear garden which is mostly laid to lawn and off road parking to the front of the property. The property is connected to all mains services and falls under Council Tax Band A. Viewings are strictly by appointment only and are highly recommended to appreciate all that this property has to offer.

Location

The property enjoys a convenient location within a popular residential area and is within walking distance of the comprehensive amenities of St Austell town centre, these include a wide range of shopping facilities, cinema, bowling alley, a mainline rail link to London Paddington and bus services throughout the surrounding area. Beyond St Austell itself lie the sandy beaches and day sailing waters of the south coast with the idyllic coastal walks of the Roseland Peninsula, an area of outstanding natural beauty, the picturesque fishing villages of Polperro and Mevagissey, famed for their narrow streets and pretty harbours, and the moorlands of Bodmin and Penwith with their ancient monuments and stone circles, all within driving distance.

The Accommodation Comprises

All dimensions are approximate.

Entrance Hall

Smoke sensor. Consumer unit and electric key meter. Plug sockets. Stairs to first floor. Door leading into the

Living Room

15'5" x 12'6" (4.72m x 3.83m)

Maximum measurements taken.

Double glazed window to the front aspect. Coving. Thermostat. Radiator. Ample plug sockets. Broadband and phone point. TV aerial. Skirting. Carpeted flooring.

Kitchen/Diner

18'11" x 8'9" (5.77m x 2.68m)

Double glazed window to the rear and side aspect. Smoke sensor. A range of wall and base fitted units with roll top work surfaces. Space and plumbing for freestanding fridge freezer, cooker, washing machine and tumble dryer. BAXI combination boiler. Two storage cupboards. Tiling around stain sensitive areas. Radiator. Ample plug sockets. Skirting. Vinyl flooring. Door leading into the

Rear Porch

Storage cupboard. Downstairs WC. Door to outside.

First Floor

Loft access. Smoke sensor. Doors leading to:

Bedroom One

11'9" x 9'11" (3.60m x 3.03m)

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

Bedroom Two

10'1" x 9'11" (3.08m x 3.03m)

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

Bedroom Three

8'8" x 8'7" (2.65m x 2.64m)

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

Wet Room

8'5" x 6'6" (2.59m x 1.99m)

Maximum measurement taken.

Frosted double glazed window to the front aspect. Extractor fan. Mira electric shower. WC with push flush. Wash basin. Tiling around water sensitive areas. Vinyl flooring.

Outside

To the front- Hardstanding off road parking for one vehicle with the potential to create more if required. Laid to lawn area. Side access.

To the rear- Hardstanding concrete area ideal for garden furniture. Large laid to lawn area. Outside tap.

Parking

There is off road parking for one vehicle with the potential to create more if required. Ample unrestricted on street parking is available.

Services

This property is connected to all mains services and falls under Council Tax Band A.

Tenure

Freehold.

There is currently no service charge payable - *The service charge is subject to annual review.

Material Information

Verified Material Information



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

Tenure: Freehold

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Driveway and 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: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

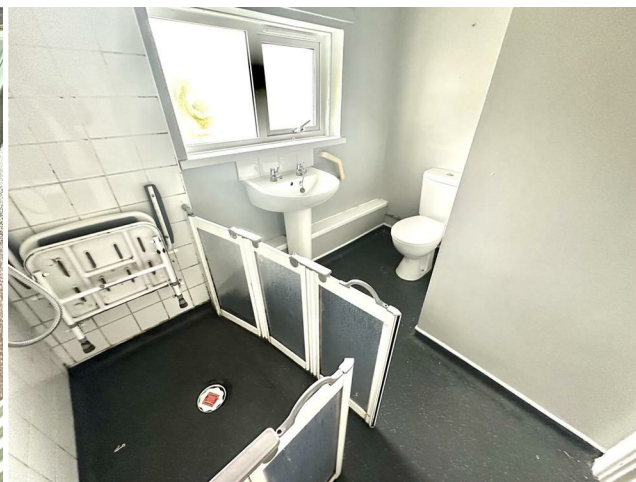
Coal mining area: No

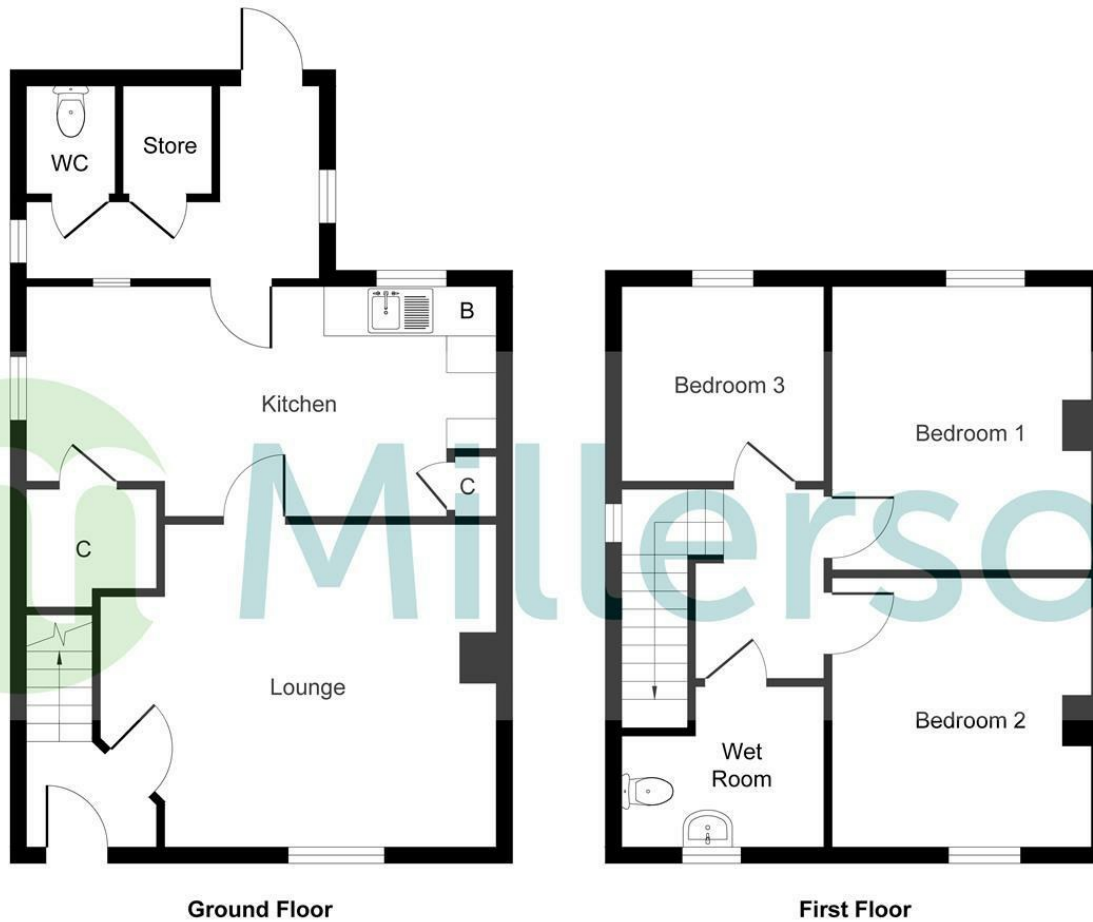
Non-coal mining area: Yes

Energy Performance rating: C

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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

Directions To Property

Enter St Austell along the A390 from Truro and as one descends the hill bear left into Truro Road, at the Green, and travel along the B3274. Continue straight across at the crossroad traffic lights and at the next set of four way lights turn left onto Gover Road. Take the next right hand turn into Grove Road, and continue along this road where the property will be located on your left hand side and clearly identifiable by a round Millerson 'For Sale' board,

Contact Us

Millerson Estate Agents
 5-6 Market Street
 St Austell
 Cornwall
 PL25 4BB
 E: st.austell@millerson.com
 T: 01726 72289
www.millerson.com

Scan QR For Material Information



Scan me!

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
 Copyright V360 Ltd 2024 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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	

