



Penwithick Park
Penwithick
St. Austell
PL26 8YU

Asking Price £170,000

- NO ONWARD CHAIN
- POPULAR RESIDENTIAL AREA
- MOVE IN READY CONDITION
- VIEWS OUT OVER THE COUNTRYSIDE
- LOW MAINTENANCE FRONT AND REAR GARDEN
- OFF ROAD PARKING FOR TWO VEHICLES
- WALKING DISTANCE TO LOCAL AMENITIES
- COUNCIL TAX BAND B
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 861.00 sq ft



Property Description

Millerson Estate Agents are pleased to bring to the market this three bedroom, semi-detached bungalow situated within a popular residential area in Penwithick. Being sold with no onward chain and vacant possession upon completion, this property has been kept in 'move in ready' condition for its next owner. In brief, the property comprises of an entrance hall with doors leading off to the kitchen, living room, three bedrooms and shower room. Outside you can find low maintenance front and rear gardens - the front of which benefits from far reaching rural views. Two allocated parking spaces can be found close by to the property along with ample on street parking if required. The property falls under Council Tax Band B and is heated via oil fired radiators. Viewings are highly recommended to appreciate all that this property 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

Loft access. Radiator. Plug sockets. Skirting. Carpeted flooring. Doors leading to:

Living Room

17'9" x 12'1" (5.43m x 3.69m)

Double glazed window to the front aspect. Coving. Electric feature fire. Two radiators. Ample plug sockets. TV point. Skirting. Carpeted flooring.

Kitchen

12'6" x 11'10" (3.83m x 3.61m)

Double glazed window to the rear aspect. A range of wall and base fitted units with roll top work surfaces. One and a half sink with drainer.

Four ring induction hob with extractor over. Integrated oven. Space and plumbing for washing machine. Cupboard housing boiler which has been recently serviced. Storage cupboard. Radiator. Ample plug sockets. Skirting. Vinyl flooring.

Bedroom One

15'7" x 8'8" (4.75m x 2.65m)

Double glazed window to the rear aspect. Coving. Build in wardrobes. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

Bedroom Two

12'3" x 8'8" (3.75m x 2.66m)

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

Bedroom Three

8'6" x 7'11" (2.61m x 2.42m)

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

Shower Room

8'8" x 6'9" (2.65m x 2.07m)

Two frosted double glazed windows to the side aspect. Extractor fan. Double shower cubicle with MIRA shower. Wash basin with mixer tap. WC with push flush. Wall mounted electric heater. Radiator. Shaver point. Floor to ceiling tiles.

Outside

To the front- Far reaching views. Low maintenance patio area. Hardstanding steps leading up to the property.

To the rear- Low maintenance patio area. Timber shed. Outside tap. Oil tank housed.

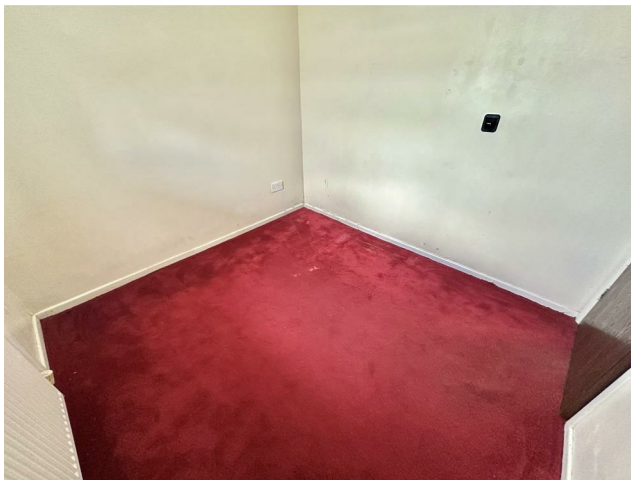
Parking

There is allocated parking for two vehicles. Ample on street parking is also available.

Services

The property is heated via oil fired radiators and is connected to mains water, electricity and drainage. The property falls under Council Tax Band B.

Material Information



Verified Material Information

Council tax annual charge: £1821.97 a year (£151.83 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 - Great, EE - Excellent

Parking: Allocated and Off 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: E

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

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

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 then take the second right. The property will shortly be located at the top of the road and identifiable by a round Millerson For Sale sign.

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!

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

